



Nut Hatch The Street,Catfield Great Yarmouth NR29 5AA

welcome to

Nut Hatch The Street, Catfield Great Yarmouth

Comprising a living room and dining room, kitchen and pantry, 2 bedrooms, bathroom, garden and parking. The property has an annex accessed by separate entrance and has a living room and kitchenette, bathroom, bedroom and garden.



Description

****COSY COTTAGE IN CATFIELD**** Give us a call to arrange your viewing on this unique Cottage in Catfield. The property is situated in a prime location close to the local amenities. The cottage has two bedrooms, a bathroom and separate toilet upstairs, living room, dining room and kitchen with a lovely garden and parking. This Cottage comes with a separated annex which has its own access and has a bedroom, bathroom, living room and kitchenette along with a courtyard garden. The village has local amenities, schools and play parks whilst being in close proximity to Stalham Town and neighbouring villages like Hickling and Ludham. Only by viewing will you appreciate this Cottage!

Dining Room

10' 3" Max x 12' 11" Max (3.12m Max x 3.94m Max)
The entrance to this property takes you into the dining room which has a radiator, wall lights and a window to the front.

Living Room

12' 1" Max x 11' 6" Max (3.68m Max x 3.51m Max)
The living room has windows to the front, a ceiling light, a cosy wood burner and a tv point.

Kitchen

10' 2" Max x 8' 3" Max (3.10m Max x 2.51m Max)
The kitchen has matching base and wall units with worktop over. There is a door to the garden along with windows to the rear, a ceiling light, a sink and drainer, an electric oven, tiled walls and flooring and a door to the bathroom.

Bathroom

The bathroom on the ground floor has tiled flooring, a sink and toilet, a shower, tiled walls, space and plumbing for a washing machine and a window.

First Floor

The hallway upstairs doubles as the second bedroom in true cottage fashion. There is a ceiling light and windows to the front and rear along with a single toilet and sink over.

Bedroom

12' Max x 13' Max (3.66m Max x 3.96m Max)
The main bedroom has a ceiling light, window to the front, an old unused fireplace and cupboards for wardrobe space.

Exterior

To the front, there is areas for planting and a small path leading to the property.

To the rear, there is a decking area, a shingles area, parts laid to lawn and hedging surrounding. The garden has been extended to add to the garden and parking space.

Annexe

To the side of the cottage, there is an annex.

Entering through the door to the side, there is a living room with a kitchenette.

There is a bedroom and bathroom and a door to the rear to access the courtyard area.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/NWS108154



welcome to

Nut Hatch The Street, Catfield Great Yarmouth

- Character Property
- Three Bedrooms Total
- Village Location
- Potential Income Opportunity from One Bedroom Self Contained Anexe
- Sitting Room with Wood Burner

Tenure: Freehold EPC Rating: G
Council Tax Band: C

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108154



Property Ref:
NWS108154 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk