



Two Cottages The Street,Catfield Great Yarmouth NR29 5AZ

welcome to

Two Cottages The Street, Catfield Great Yarmouth

****CHARACTER CHARM**** This four bedroom semi-detached period home with generous gardens, car port and driveway parking would make an ideal family home in the popular Norfolk village of Catfield!



Description

This BEAUTIFUL home situated in the village of Catfield with period charm and character blended with modern fixtures & fittings boasts 4 bedrooms, 3 bathrooms, 3 reception rooms! The property offers accommodation comprising sitting room with wood burner, second reception room, cloakroom and large kitchen with dining area open through to a garden room on the ground floor. On the first floor you will find four good sized bedrooms, two en suite bathrooms and family bathroom. Externally, the property boasts front and rear gardens with outdoor Brazilian style garden kitchen area, large shed and green house, double car port and a brick weave driveway with parking for several vehicles. This unique property provides ample space and privacy, ideal for nature lovers or those seeking a serene lifestyle. The surrounding land and outbuildings offer opportunities for gardening and recreation. Property also has a secondary entrance to the rear allowing access for vehicle or caravan etc.

Sitting Room

25' 2" x 13' 1" (7.67m x 3.99m)

With front facing windows, double-doors opening to front garden, Oak wood flooring, wood burner with back boiler and exposed solid French Oak beams. Radiator. Door to dining room.

Reception Room

18' 10" x 13' 2" max (5.74m x 4.01m max)

Front facing window, oak wood flooring and wood burner. Exposed solid French Oak beams. Doors leading off to kitchen, WC and sitting room. Radiator. Stairs to first floor.

Kitchen

Semi-open plan kitchen/diner with tiled flooring, fitted range off base and wall units with tiled splash backs, spotlights, two eye-level electric ovens, gas hob with hood above, space for fridge freezer, space and plumbing washing machine, integrated dishwasher. Double doors opening into the rear

garden and paved patio.

Dining Area

Open plan style leading into garden room and kitchen with Oak wooden flooring. Radiator.

Garden Room

With Oak wood floor, windows to rear garden, electric double Velux windows providing lots of natural light, radiators, ceiling fan and lights, doors opening into rear garden, paved patio with fish pond.

Cloakroom

WC, hand basin with unit below, heated towel rail and lighting.

First Floor Landing

Oak flooring, eaves storage space, radiators and doors into the bedrooms. double Velux windows again providing lots of natural light.

Master Bedroom

10' max x 13' 1" (3.05m max x 3.99m)

With rear facing windows, Oak wood flooring and large fitted wardrobes with mirrored doors and modern remote controlled ceiling fan. Airing cupboard and loft access.

En Suite Bathroom

Suite with window comprising large shower, wash hand basin, WC, tiled walls, ceiling spotlights, mahogany flooring and heated towel rail.

Bedroom 2

12' min x 12' 11" (3.66m min x 3.94m)

With front facing window, built-in wardrobe, Oak wood flooring, ceiling light.

En Suite Shower Room

Suite comprising shower, wash hand basin, WC, tiled walls, window, mahogany flooring and heated towel rail.

Bedroom 3

13' 6" max x 10' max (4.11m max x 3.05m max)

With front facing windows and Oak wood flooring. Loft access with pull down ladder.

Bedroom 4

11' 4" max x 13' 5" max (3.45m max x 4.09m max)

With front facing window, Oak wood flooring, ornamental fireplace with hearth.

Family Bathroom

Suite comprising ,bath with shower over, vanity wash hand basin with WC, tiled walls, window, mahogany flooring and heated towel rail..

Exterior

At the front of the property is ample parking on the brick weave driveway leading a double car port and wood store.. There is a front garden area with shingle and bedding plants. At the rear of the property is a mature garden mainly laid to lawn with shrubs and plants. There is a patio area, pond, covered outdoor Brazilian style garden kitchen area, garden shed measuring approximately 8 x 10, green house and perimeter fencing.

* Agents Note

A name change of the property has not been registered on Land Registry by the current owners.

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welcome to

Two Cottages The Street, Catfield Great Yarmouth

- Period Features
- Three Reception Rooms
- Master Bedroom with En Suite Bathroom
- Generous Gardens
- Car Port and Driveway Parking

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



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.localagent.com

guide price

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108396 - 0004

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