









welcome to

Nut Hatch Cottage The Hill, Yarmouth Road Smallburgh

NO ONWARD CHAINLocated in the quiet Broads village of Smallburgh, is this modern three storey home, offering three double bedrooms with an ensuite to master, ample parking and enclosed garden. Must be viewed to appreciated!













Set across three well-planned levels, this stylish and contemporary three-bedroom semi-detached home offers generous living space, high quality finishes and excellent functionality for modern family life. On the ground floor the property comprises a spacious entrance hall with doors leading off to the study area, perfect for working from home. a downstairs cloaks and kitchen breakfast room with doors out to the private garden and integral garage space. The kitchen has ample storage, lots of light and an island which doubles as a breakfast bar. Moving on to the first floor we find a spacious living room offering the perfect

Moving on to the first floor we find a spacious living room offering the perfect elevated view of the garden and views beyond. The master bedroom has built in wardrobe space and its own en-suite shower room. A stylish family bathroom is also located on this floor.

On the top floor are 2 well proportioned bedrooms, both with ample space and lots of light from the velux-style windows above. Outside is a fully landscaped and private rear garden, perfect for entertaining and relaxing. The property comes with the added bonus of a vast workshop space in the garden. Perfect for storage. To the front the property offers

driveway.
This home is located in the quaint village of Smallburgh, fully equipped with its own local village pub just a short distance away and a

ample parking on its shingle, in and out style

Entrance Hall

local village hall.

Front door leading onto a fitted door mat, radiator and wooden effect flooring.

Cloakroom

Suite comprising vanity cupboard with hand wash basin and WC, extractor fan, double glazed frosted window to the side aspect.

Study

7' 9" x 6' 8" (2.36m x 2.03m)

Understairs cupboard, radiator, double glazed window to the front aspect and Spotlights.

Kitchen

13' 8" x 10' 7" (4.17m x 3.23m)

Range of wall and base units comprising cupboards and drawers, work surfaces over with sink drainer, integral fridge freezer, double oven/microwave and hob with cooker hood above. spaces for domestic appliances, radiator, wood effect flooring and door to the integral garage.

Landing

Carpeted flooring.

Lounge

20' 8" x 12' 3" (6.30m x 3.73m) Double glazed windows to the rear aspect, 2 radiators and carpeted flooring.

Bedroom One

13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to the front aspect, airing cupboard and built in wardrobe, radiator, spotlights and carpeted flooring.

En Suite

Suite comprising corner shower enclosure, vanity unit with inset ceramic hand wash basin and WC, fully tiled walls, extractor fan and wooden flooring.

Bathroom

Suite comprising bath with shower over, vanity cupboard with inset ceramic hand wash basin, WC, double glazed frosted window to the front aspect, radiator and vinyl flooring.

Bedroom Two

17' 8" x 10' 2" Max (5.38m x 3.10m Max)
2 double glazed velux style windows, 2 x radiators, spotlights and carpeted flooring.

Bedroom Three

17' 8" x 10' 2" (5.38m x 3.10m)

Eaves storage and access to the loft space, 2 x double glazed velux style windows, 2 x radiators, spotlights and carpeted flooring.

Exterior

Metal fence with shingle driveway with access in and out, ample parking, Integral Garage (22'9 x 9'0) up and over door, plastered walls, plumbing for washing machine and space for tumble dryer and double glazed window to the rear aspect.

Further double garage (20'9 x 16'2) Storage areas - no vehicular access.

Rear garden has 2 large patio areas with the remainder laid to lawn, shingle area with a pergola for sitting out, boarders with plants.





welcome to

Nut Hatch Cottage The Hill, Yarmouth Road Smallburgh

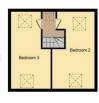
- 3 Bedroom Semi Detached House
- Three Stories
- Modern Interior
- Ensuite to Master
- Ample Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D







Second Floor

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

£375,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108290



Property Ref: NWS108290 - 0003 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.





01692 581034



stalham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.