



**Nut Hatch Cottage, The Hill, Yarmouth Road,
Smallburgh, NR12 9AD**

welcome to

Nut Hatch Cottage, The Hill, Yarmouth Road, Smallburgh

****NO ONWARD CHAIN****

Located 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 appreciate!



Description

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 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 ample parking on its shingle, in and out style 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 local village hall.

Entrance 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, borders with plants.



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welcome to

Nut Hatch Cottage, The Hill, Yarmouth Road, Smallburgh

- 3 Bedroom Semi Detached House
- Three Stories
- Modern Interior
- Ensuite to Master
- Ample Parking
- Garage and Workshop
- Enclosed Garden
- Norfolk Broads Village

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

offers over
£365,000



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



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Property Ref:
NWS108290 - 0004

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