



Applebee Back Lane, Scoulton Norwich NR9 4AQ

welcome to

Applebee Back Lane, Scoulton Norwich

>> RURAL LOCATION! This spacious four-bedroom detached chalet bungalow sits on approximately a quarter of an acre in the rural village of Scoulton. The light and airy accommodation benefits from a new kitchen, bathroom, utility room and much more! Call us today to arrange your viewing!



Agents Note

The sale of this property is limited to a person solely or mainly employed or last employed in the locality in agriculture. The purchase is with the restriction of an "Occupancy Agricultural Restriction."

Entrance Hall

Front entrance door, airing cupboard, radiator, staircase to first floor, doors to:

Lounge

22' 8" x 16' 5" (6.91m x 5.00m)

Double glazed sliding doors to the conservatory, double glazed rear window, feature brick fireplace with log burner, double doors to kitchen/diner.

Kitchen / Diner

18' 1" x 14' 7" (5.51m x 4.45m)

Newly fitted with a range of base, wall and drawer units, butler sink, granite work tops, built in eyeline oven, electric hob with cooker hood over, double glazed rear and side windows, radiator, door to utility room.

Utility

11' 9" x 9' 2" (3.58m x 2.79m)

Fitted with base units and granite effect work surfaces, plumbing for washing machine and tumble dryer, space for fridge freezer, door to cloakroom, double glazed door and window to the side.

Cloakroom

Fitted with a two-piece suite comprising WC, wash hand basin, double glazed side window.

Conservatory

12' 2" x 9' 8" (3.71m x 2.95m)

Double glazed rear and side windows, double doors to the rear garden, tiled flooring.

Bedroom Two

11' 8" x 11' 8" (3.56m x 3.56m)

Double glazed front window, radiator.

Bedroom Three

12' 7" x 9' 9" (3.84m x 2.97m)

Double glazed side window, radiator.

Bedroom Four

12' x 9' 9" (3.66m x 2.97m)

Double glazed front window, radiator.

Shower Room

Newly fitted with a three-piece suite comprising large walk-in shower, WC wash hand basin with storage, radiator, double glazed side window.

First Floor Landing

Doors to:

Bedroom One

14' 7" x 12' 7" (4.45m x 3.84m)

Double glazed front window, radiator.

W.C.

Fitted with a two-piece suite comprising WC and wash hand basin.

Loft Room

Currently used as a storage room, however, can be used as a further bedroom or study STPP.

Outside

There is a driveway providing parking for several cars and a double cart lodge. A wrap round garden which is mainly laid to lawn with trees, shrubs and plants.



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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Applebee Back Lane, Scoulton Norwich

- Detached Chalet Bungalow
- Four Bedrooms
- Newly Fitted Shower Room, Kitchen & Utility
- Cloakroom & First Floor WC
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£390,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAT108754 - 0008

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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



01953 881951



Watton@williamhbrown.co.uk



9 High Street, Watton, THETFORD, Norfolk,
IP25 6AB



williamhbrown.co.uk