



**15 Church Street,
Trimingham, NR11 8AL**

- Charming Brick & Flint Cottage
- Extended to Provide 4 Bedrooms
- Modern Fitted Kitchen & Bathrooms
- Wonderful Quarter Acre Plot (stms)

£360,000

EPC Rating 'E 41'





Property Description

A charming semi-detached brick and flint cottage, extended to provide four bedroom accommodation, occupying a generous plot which extends to approximately a quarter of an acre (subject to survey).

The accommodation includes a 17'4 sitting room with living flame fire, dining room with staircase to first floor, a re-fitted kitchen/breakfast room, re-fitted ground floor bathroom and first floor shower room.

Further benefits include oil fired central heating, upvc sealed unit double glazing, built-in storage cupboards and a gravelled driveway providing off road parking to the front.

The large, enclosed garden to the rear is a particular feature, enjoying sea views from one end and the sandy beach is only a short distance from the property.



Location

Trimingham is peaceful coastal village situated approximately four miles south of Cromer, just two miles from Overstrand and three miles from the village of Mundesley. Trimingham Leisure Club/Woodland Park offers a swimming pool, gym, sauna, bar and restaurant, with villagers welcome.

Mundesley boasts a wide range of independent shops, Public Houses, Doctors Surgery and a Primary School. More extensive facilities are to be found in the nearby Towns of either Cromer or North Walsham.



Accommodation

Panelled and part glazed front entrance door to:

ENTRANCE LOBBY

Door to sitting room.

SITTING ROOM

17' 4" x 12' 3" (5.28m x 3.73m) Windows to front and side, radiator, living flame LPG fire with surround and hearth, fitted shelving and storage cupboards, feature window adjoining dining room, door to:

DINING ROOM

16' 4" x 6' 8" (4.98m x 2.03m)

Staircase to first floor with storage cupboard under, built-in airing cupboard, radiator, opening to:

KITCHEN/BREAKFAST ROOM

16' 10" x 8' 2" (5.13m x 2.49m)

Re-fitted with a range of matching 'shaker' style base units and wall cupboards, solid wood work surfaces with tiled splash backs, inset ceramic sink unit with mixer tap, second sink unit with mixer tap, built-in eye level oven, inset hob unit with extractor hood over, space for fridge/freezer, space and plumbing for automatic washing machine and dishwasher, windows to side and rear, door to side leading out to patio area, door to:

REAR LOBBY

Built-in boiler cupboard housing oil fired boiler (installed in 2017), door to side opening onto second patio area, door to bathroom.

BATHROOM

9' 3" x 5' 7" (2.82m x 1.7m)

Matching white suite comprising WC with concealed cistern, wash hand basin with tiled splash backs and a range of storage cupboards under, panelled bath with shower mixer, fitted screen and tiled surround, heated towel rail, windows to both sides.





FIRST FLOOR LANDING

Spacious landing area with doors to bedrooms and shower room, window to side, radiator, access to loft space.

BEDROOM

11' 5" x 8' 11" min (3.48m x 2.72m min)

Window to front, radiator, fitted storage cupboards.

BEDROOM

11' 5" x 6' 10" (3.48m x 2.08m)

Window to side, radiator.

BEDROOM

9' 10" x 8' 2" (3m x 2.49m)

Window to rear, radiator.

BEDROOM

8' 2" x 6' 4" (2.49m x 1.93m)

Window to side, radiator.



SHOWER ROOM

Matching white suite comprising wash hand basin with cupboard under and tiled surround, close coupled WC and shower cubicle with fully tiled surround, heated towel rail, radiator.

Outside



Double gates open onto a gravelled driveway, providing plenty of off road parking space. There is an attractive flower border to one side and a lawned garden to the other with further flower borders.

The oil tank is positioned to the side and a timber gate leads through to the rear, via a patio area.

Adjoining the rear of the cottage is a brick single storey store shed, which in turn leads through to an outside WC.

A second enclosed patio area adjoins the immediate rear of the cottage with a recessed storage area.

Altogether there are three outside taps fitted, which help ease the maintenance of the gardens.



The rear garden is a particular feature of the property. As it opens up, the garden is approximately 160' wide, including a summer house, timber garden sheds, vegetable plot and greenhouse. At the western-most point there are fantastic views across neighbouring fields and out to the coast.



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains electricity and water connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

Directions

From North Walsham head out on the Mundesley Road bypass and continue through the village of Swafield. At the sharp right hand bend continue straight. Continue through the village of Trunch and on reaching the T junction continue straight over towards Gimingham. Proceed through Gimingham village, under the bridge and turn left at the next T junction onto the coast road. Follow the road past the Church, and the property can be found on the right hand side.

Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase.

There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

Acorn Properties may also refer our clients to one of our two local mortgage advisors.

For each successful referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. Again there is no obligation for our clients to use our recommended mortgage services.

Please feel free to ask us if you would like any further information regarding our recommended solicitors or mortgage advisors, and the arrangements we have with each.

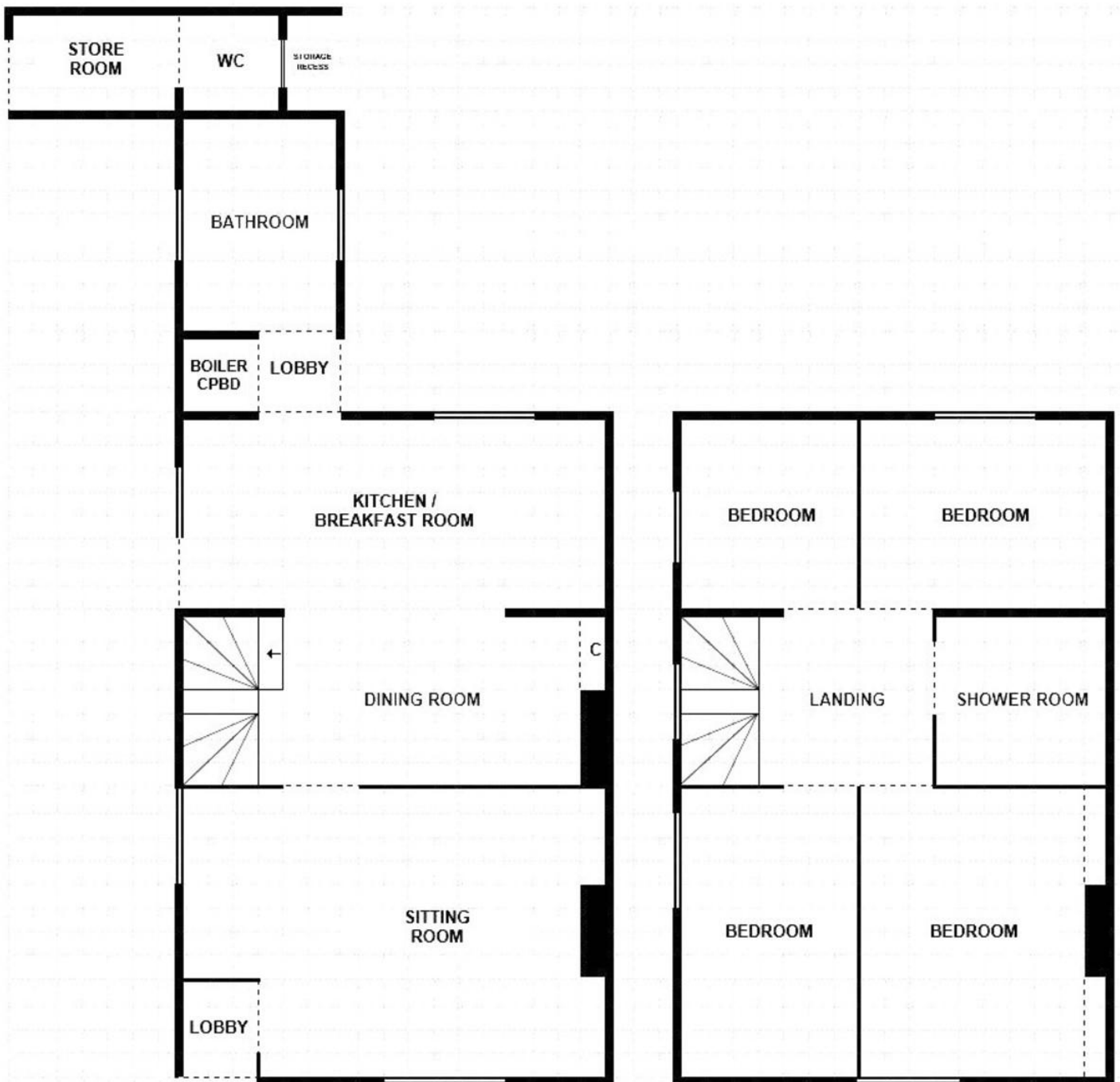


Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Floor Plan

(Not to scale and intended as an approximate guide to room layout only)



29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.