





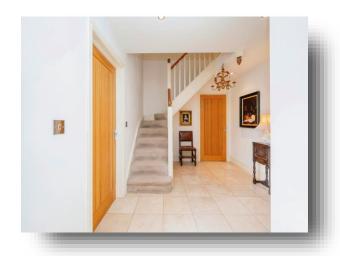




## welcome to

# Willow Cottage Whitwell Road, Sparham Norwich

This quality, modern, detached house has been built in a traditional style and is situated in a small village turning. It offers 3 double bedrooms, 2 receptions plus home office/4th bedroom. Just a few minutes out of the Market Town of Reepham.













**Entrance Hallway** 

With double-glazed front door, plenty of reception space, stone tiled floor. Turning balustrade stairway with understairs cupboard.

#### Cloaks W.C.

With W.C, wash basin, recessed lighting, extractor fan, stone tiled floor.

#### Lounge

15' 9" x 12' 8" ( 4.80m x 3.86m )

Double-glazed side window and double-glazed double doors opening out to the garden, stone tiled floor, fireplace with multi-fuel stove.

#### **Dining Room**

15' 4" x 8' 8" ( 4.67m x 2.64m )

A double aspect room with glazed windows to side and rear, recessed lighting.

#### **Kitchen Dining Room**

21' 4" x 12' 1" ( 6.50m x 3.68m )

Double aspect room with double-glazed side and rear windows, double-glazed double doors opening out to the garden, stone tiled floor, natural wood fitted range of base and wall units to three sides and an island unit. Black granite work surfaces include 1½ bowl Belfast style sink. There is recessed ceiling lighting and concealed lighting.

### **Utility Room**

With recessed lighting, extractor fan, double-glazed window, tiled floor, work surface and Belfast style sink, space for washing machine, built-in cupboard.

### **Home Office / Bedroom 4**

8' 10" x 9' 5" ( 2.69m x 2.87m ) Double-glazed front window,

### **First Floor Landing**

With balustrade to two sides of stairway in gallery style, recessed lighting, natural wood doors opening off, section of sloped ceiling.

#### **Master Bedroom**

15' 10" x 10' 8" ( 4.83m x 3.25m )

With sections of sloped ceiling, double aspect with double-glazed front and side windows, recessed lighting, built-in wardrobes, and a door to

#### **Ensuite**

With roof light window to sloped ceiling, tiled floor and with W.C., wash basin to stand, shower cubicle, recessed lighting.

#### **Bedroom 2**

15' 11" x 10' 2" ( 4.85m x 3.10m )

With shallow vaulted ceiling, double-glazed rear window and deep Dorma style double-glazed bay to front. Two built-in wardrobes, recessed lighting.



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 misstalement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





**Bedroom 3** 

sloped ceiling.

**Bathroom** 

stand.

Outside

11' 5" x 10' 3" ( 3.48m x 3.12m )

Double-glazed window, built in wardrobe, section of

Section of sloped ceiling, recessed lighting, double-

The gardens enjoy a good degree of seclusion from

tall hedging to front, heavy wicker screening and

garden wall. Arranged for ease of maintenance to include lawn to front with patio and sizeable patio

garden to rear with green house, shrubs and trees

planted. Quality built timber summer house/studio

7'6" x 7'5" insulated & with double-glazed windows

and doors, electric power, and light. From a shared driveway into the turning, double five bar gates open

to your own shingled parking for a number of cars

and gives access to a quality timber built garage

glazed window, extractor fan, tiled floor and with

W.C., bath, large shower cubicle, wash basin to

### welcome to

# Willow Cottage Whitwell Road, Sparham **Norwich**

- Traditional style modern home
- 3 Double bedrooms (master ensuite)
- 2 receptions plus home office / bed 4
- Oil- fired heating (underfloor to ground floor) & double-glazing.
- Small village turning of just 3 dwellings.

Tenure: Freehold EPC Rating: C

offers in excess of

£550,000









postcode not the actual property

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