



Corner Cottage, Upgate, Swannington, Norwich, NR9 5AH

welcome to

Corner Cottage, Upgate, Swannington, Norwich

A roomy detached Period Cottage enjoying a lovely setting, overlooking Upgate Common. Spacious 4 Bedroom home with extra ground floor space and a decent sized garden.



Description

Created from a historic conversion of a pair of Cottages, this detached period homes enjoys a lovely setting on & with views over Upgate Common to the front and adjoining meadow to rear. Internally the property offers generous 4 Bedroom accommodation with a stylish wraparound orangery style Garden Room to two sides, an established ground floor extension provides the option of generous space to work from home, Studio or even ground floor adjoining 2 room annexe if required (stpp). Outside has a sizeable garden which stretches out the rear and one side, there is a long driveway with ample off-road parking and leads to a sizeable brick built Garage/Outbuilding which we believe could have further potential, subject to local authority approval.

Approximately 6 miles from the market town of Reepham, which has a range of amenities and highly regarded schooling, lies Upgate which is a hamlet surrounded by open countryside, yet just a short drive to local market towns, the Norfolk Broads and coast - ideal for those seeking rural charm with easy access to amenities.

Reception Porch

Modern front door with diamond double glazed panel, 2 double glazed windows and tiled flooring.

Dining Room

11' 8" x 11' 1" (3.56m x 3.38m)

Front aspect double glazed window, natural wood laminate flooring, understairs cupboard, alcove with fitted cupboard & shelving, natural wood turning stairway leads off to first floor and decorated brickwork fireplace with multi-fuel Parkray stove.

Kitchen

16' 9" x 10' 1" (5.11m x 3.07m)

Fitted with a range of wall & base units, natural wood work surface over with tiled surrounds and white butler-style sink and Range style cooker with cooker hood over. Recessed lighting, beam spans the room, tiled flooring, 2 rear aspect double glazed windows and door to outside.

Living Room

21' 8" x 14' 10" (6.60m x 4.52m)

Large 'through-room' with 2 beams, double glazed windows to front & rear aspects and brickwork & beam fireplace with wood burner with back boiler, which heats the water as well as running the radiators.

Garden Room

22' x 7' 7" (6.71m x 2.31m)

An L-shaped room with traditional tiles retained, solid gently sloping ceilings with 2 roof light windows providing natural light and another aspect to the space, double glazed window look to the garden & double glazed doors open outside. Opening to the second part of the room which measures 9' x 9'9" with roof light window, side aspect double glazed window and door to Sitting Room.

Sitting Room

14' 10" x 14' 2" (4.52m x 4.32m)

Double glazed windows to front & rear aspect, previously the room had a door giving separate access to the front which has now been bricked in.

Office

8' 2" x 10' 4" (2.49m x 3.15m)

Small double glazed window.

Cloakroom

Suite comprising WC & wash basin and double glazed window.

First Floor Landing

Double glazed gable window, loft access with steps giving access to attic space and doors to Bedrooms, Shower Room & Bathroom.

Bedroom One

15' 7" min x 10' 1" (4.75m min x 3.07m)

Wide alcove, 2 front aspect double glazed windows and built-in wardrobe.

Bedroom Two

15' 10" max narrowing to 12' 2" min x 10' (4.83m max narrowing to 3.71m min x 3.05m)
2 front aspect double glazed windows, deep alcove and wardrobes built-in.

Bedroom Three

10' 11" x 8' 3" (3.33m x 2.51m)

Rear aspect double glazed window, open-fronted wardrobe and understairs space.

Bedroom Four

8' 2" x 8' 2" (2.49m x 2.49m)

Rear aspect double glazed window.

Bathroom

Suite comprising WC, wash basin & bath with mixer/shower tap. Tiling to walls, airing cupboard and double glazed window.

Shower Room

Suite comprising WC, wash basin & shower cubicle. Heated towel radiator & double glazed window.

Attic Room

With ladder access from landing, sloped ceilings to low level & gable end window. Maximum height 6ft.

Outside

A long driveway offer parking in front of the Garage/Workshop measuring 24'6" x 9' with up & over vehicular door, stable door to side, 2 double glazed windows, power, lighting & inspection pit. This appears it could convert to provide alternative uses subject to local authority regulations. Access to the front is off Upgate Common.

The main garden leads to the rear and one side and is of generous proportions with large paved patio with steps & flint wall on to lawn beyond, further area of lawn & play area off to one side opening up to neighbouring meadow, Summer House, corrugated Workshop/Wood Shed, woodstore.



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welcome to

Corner Cottage, Upgate, Swannington, Norwich

- Lovely Country Setting with Views
- 4 Bedrooms & 2 Reception Rooms
- Bathroom, Shower Room & Cloakroom
- Potential for Adjoining 2 Room Annexe Suite/Home Office (stpp)
- Sizeable Garden bordering Meadow to one side
- Approximately 6 miles from Historic Market Town of Reepham
- Approximately 7 miles from Norwich Airport, 12 miles Norfolk Broads & 20 miles Coast

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



offers in excess of
£550,000



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:
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