




Blooms Turn| North Walsham| NR28
Offers In Excess Of £500,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox Bespoke is delighted to offer for sale 'Littlecote', a spacious four bedroom detached bungalow in a quiet position in the popular rural village of Trunch. With a variety of local amenities in the village, and with more extensive amenities including a train station in the market town of North Walsham being only a few minutes drive away, this is the ideal opportunity for any buyer looking to enjoy life on one level. With the picturesque North Norfolk coast also within easy striking distance, this is a rare opportunity for any buyer looking to enjoy the blend of both coastal and countryside living. With light and spacious living accommodation to compliment the four bedrooms, this home demands an internal viewing to be appreciated.

This generous home requires cosmetic updating, but does benefit from underfloor heating throughout and flexible accommodation, comprising of a welcoming entrance hall, kitchen/breakfast room, utility room, dining room, 23ft sitting room, four double bedrooms, one of which benefits from a walk in wardrobe and an ensuite, a family bathroom, plenty of storage and two conservatories. The main sitting room boasts a feature fireplace with a wood burner and sliding doors which lead out onto the front terrace.

The property sits on a plot of just under half an acre and is accessed via a private drive with electric gates and there is plenty of off-road parking, a carport and a double garage. The rear garden is mainly laid to lawn with shrub borders with gardens wrapping around the property and there is multiple sheds and outbuildings providing further storage.

