



THE STREET

Little London, Corpusty, Norfolk, NR11 6QA
Guide Price £360,000

BROWN & CO

LOCATION

Little London is an attractive hamlet just ¼ mile from Corpusty and Saxthorpe. Local footpaths afford access through the riverside meadows that were designated an Environmentally Sensitive Area in the past. Corpusty, with a shop/post office, public house, primary school and village hall is amalgamated with Saxthorpe on the north side of the river where the fine parish church stands. The B1354 provides ready access towards Fakenham to the west and to Aylsham to the east with The Broads beyond. The popular north Norfolk coast is approximately 10 miles to the north.

DESCRIPTION

A detached, brick and flint house situated in a quiet residential location in the village of Little London. The accommodation briefly comprises; entrance hallway, kitchen with archway leading to dining room, living room and cloakroom on the ground floor together with three double bedrooms and a family bathroom on the first floor. The property is approached via a large, shingled driveway providing ample off road parking with the benefit of an attached garage. There is a good sized garden to the rear which is mainly laid to lawn. Offered with no onward chain.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION

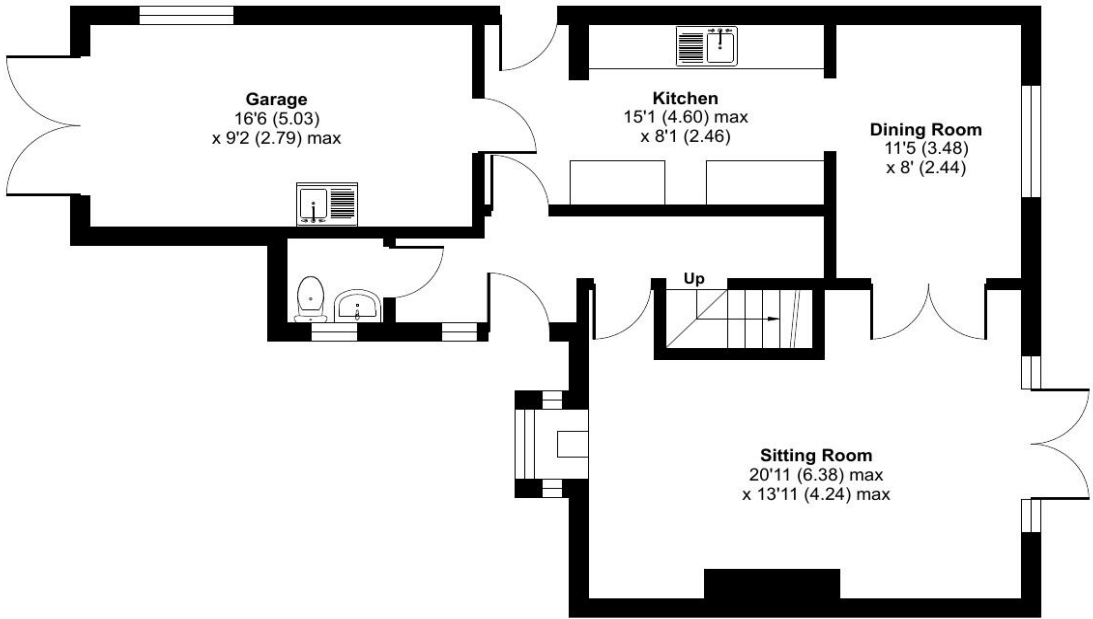
- Detached Brick & Flint House
- Quiet Village Location
- Attached Garage
- Ample Off Road Parking
- Good Sized Garden Grounds
- Oil Fired Central Heating
- Double Glazing
- Kitchen
- Dining Room
- Living Room
- Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Offered with no Onward Chain



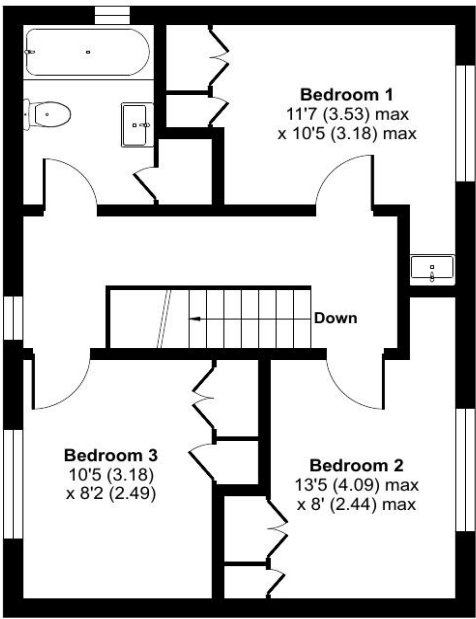


Little London, Corpusty, Norwich, NR11

Approximate Area = 1074 sq ft / 99.7 sq m
Garage = 151 sq ft / 14 sq m
Total = 1225 sq ft / 113.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1215642

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