

FREEHOLD



Cottage

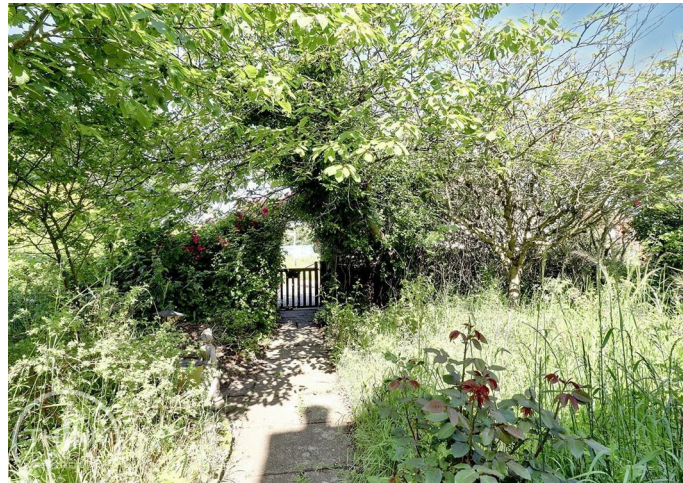
# OLD MANOR HOUSE COAST ROAD, WALCOTT, NR12 0NQ

Offers Over

## £400,000

### FEATURES

- 17th Century Thatched Cottage
- Live By The Sea
- Sitting Room
- Dining Room
- Games Room
- Garden Room
- 0.39 acre plot (stms)
- Three Bedrooms
- Garage
- Countryside Views



# 3 Bedroom Cottage located in Walcott

## Front Entrance Porch

Sealed unit double glazed door to the front leading to further glazed door to the entrance hall.

## Entrance Hall

Doors to both the sitting room and dining room. Radiator, Exposed brickwork and beams set the scene as you enter this very quaint cottage.

## Dining Room

12'6 max x 17'8

Windows to both front and rear, exposed beams to ceiling a large inglenook style fireplace with high mantle, stone surround, exposed brickwork inside with inset wood burner. Radiator and terracotta tiled floor. Door leading up to the first floor and door to the Drawing Room.

## Drawing Room

16'0 max x 17'8

Window to the front and rear, secondary staircase up to the first floor landing, tiled floor.

## Utility Room

6'2 max x 20'0 max

Double glazed windows to front and rear, door to outside. Space and plumbing for washing machine, space for fridge freezer and other appliances.

## Sitting Room

17'8 max x 14'4

Window to the front and rear, door to the lobby, large open ornate fireplace with inset wood burner, beams to ceiling and radiator.

## Lobby

Doors to the garden room and kitchen/breakfast room.

## Garden Room

14'5 x 19'11

Window to both sides and sliding patio doors out to the rear garden, radiator.

## Kitchen/Breakfast

16'8 min x 16'6 min

Windows to the sides along with glazed door out to the the other side, and sliding doors to the side. Beams to ceiling. Range of units both bae and wall mounted. Sink unit, range of appliances and space for. Door to the lobby both sides and door to the library/games room.

## Lobby

Door to the Wc

## Wc

Window to the rear, wash hand basin and wc.

## Library/Games Room

12'7 x 32'0

Windows to the front and door out to the garden, electric fireplace.

## Lobby

Door to the bathroom.

## Bathroom

Two windows to the front, panel bath with shower over, wc and wash hand basin.

## Landing

Window to the rear, two staircases to the first floor, doors to three bedrooms, storage cupboard and shower room.

### Bedroom One

9'9 x 15'4

Window to the side, wardrobes and radiator.

### Bedroom Two

9'7 x 14'4

Window to the front, radiator.

### Bedroom Three

9'7 x 15'0

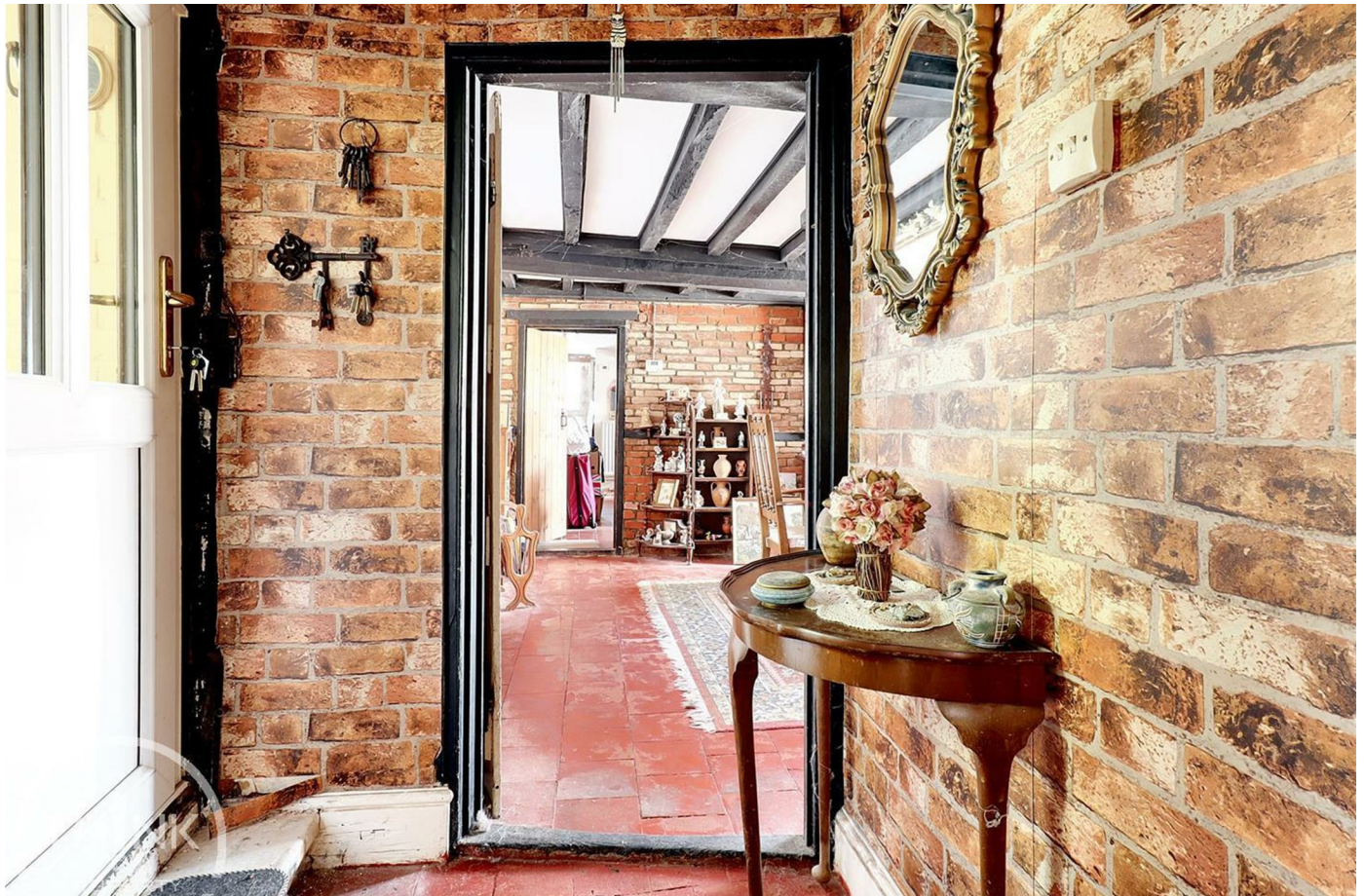
Window to front to side and radiator.

### Shower Room

Window to the rear, shower cubicle, wc and wash hand basin. Splash backs. Door through to the second landing.

### Outside

To the front of the property it is screened from the road by mature planting with retaining brick and cobble walling with pedestrian gate leading down the garden path. As previously mentioned this is a really nice plot extending to 0.39 acres (stms) so plenty of space to enjoy. The rear has a gated driveway and further pedestrian gate. Detached garage and path to rear porch. The gardens extend down mainly laid to lawn with many inset trees and mature plants and hedging. Overall a perfect blend of countryside and coastal lifestyle.



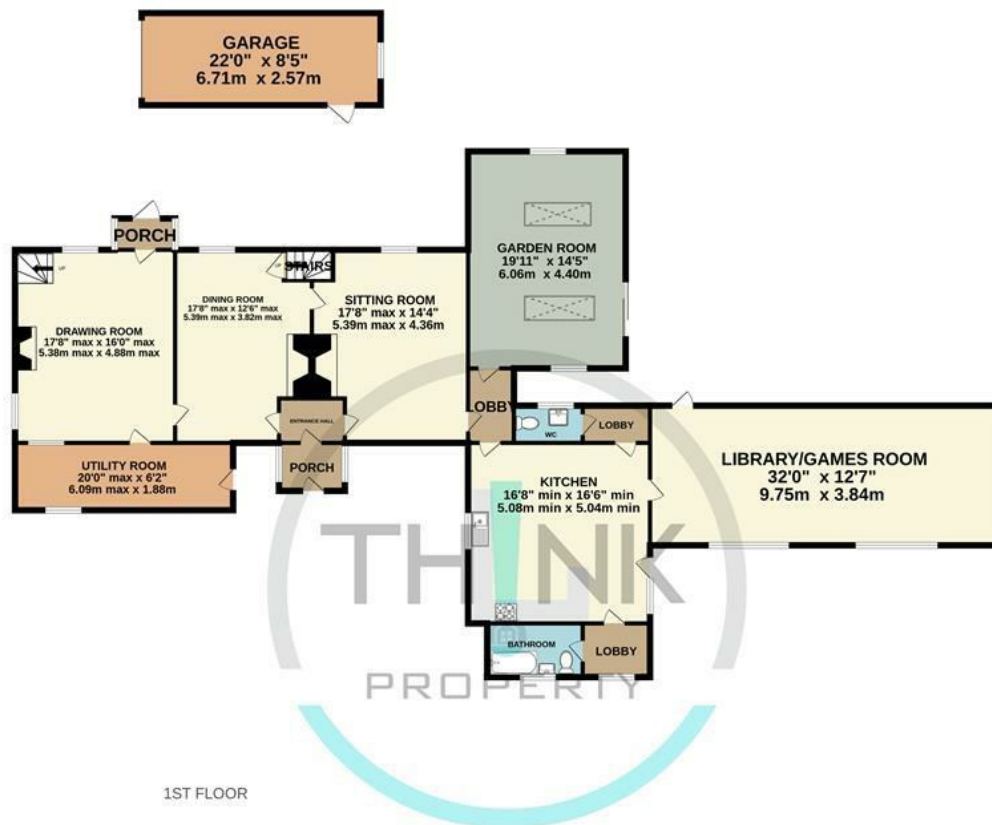


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Call us on

01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)

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Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			65
(39-54) <b>E</b>		30	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

