



## CHURCH ROAD NORWICH, NR12 0ET

£600,000  
FREEHOLD

Proudly sat on an ENVIABLE PLOT is this beautifully refurbished 5 bedroom detached home providing spacious and FLEXIBLE ACCOMMODATION. With wonderful gardens, garage, outbuildings, countryside views, original character features and AMPLE OFF ROAD PARKING. Viewings are essential to appreciate all that is on offer. Call Henleys to view.

  
Residential Sales & Lettings

# CHURCH ROAD

- Beautifully Renovated • Substantial Accommodation • 4/5 Bedrooms • Impressive Kitchen • Utility Room • Full of Charm & Character • Wonderful Gardens • Ample Off Road Parking • Viewings are Highly Advised • Call Henleys to View



## BACTON

Nestled along the beautiful North Norfolk coast, Bacton boasts wonderful golden beaches, surrounding countryside and a vibrant rural community. The village itself has a primary school, village hall offering a variety of activities, public house, local supermarket and a couple of take aways, whilst on the outskirts stands the 15th century St Andrews church along with the remains of a medieval priory. The popular seaside resort of Mundesley is approximately 3 miles away with its high street offering many local amenities to include, medical centre, post office and library, whilst 5 miles south the bustling market town of North Walsham offers a wider range of shops and amenities including the high school and train station with it's regular service to Norwich and onward links to London.

## OVERVIEW

This is a fine example of a Norfolk character cottage which has been lovingly refurbished from top to bottom by its current owners. With its beautiful stone facade, this property provides ample and flexible living accommodation, ideal for any growing family. The property proudly sits on an enviable plot with wonderful gardens to the side and both the front and rear. Practically located the property is positioned within a highly sought after location just moments away from amenities and a short walk from the sea front.

No stone has been left unturned by the current owners during the process of completely refurbishing this wonderful home, viewings are absolutely essential to truly appreciate all that is on offer. Once inside you will be immediately impressed by the quality of the spacious accommodation along with the flexibility that it offers.

Accommodation comprises; entrance hall, sitting room, dining room, kitchen, utility room, shower room, study/bedroom and a lovely conservatory on the ground floor. On the first floor there are five bedrooms and a beautifully refitted bathroom with additional shower. To the outside there is impressive gardens, a single garage, car port, outbuildings and off road parking for several vehicles.

## ENTRANCE HALL

uPVC double glazed door into the hallway, carpeted flooring, wall mounted radiator, stairs rising to the first floor, doors to the sitting room, dining room and inner hall.

## SITTING ROOM

uPVC double glazed window to the front aspect, wall mounted electric fire, wall mounted radiator, wood effect flooring and wall lights.

## DINING ROOM

uPVC double glazed window to the front aspect, electric fireplace, wall mounted radiator, wood effect flooring and double opening doors to the kitchen.

## KITCHEN

An impressive room with an extensive range of fitted base and wall mounted units with work surfaces over, inset one and half bowl ceramic sink with side drainer, space for freestanding range style cooker with glass splash back and extractor over, inset ceiling down lighters, tiled flooring, uPVC double glazed windows to the front and side aspect and double opening doors leading to the utility room.

## UTILITY ROOM

uPVC double glazed window to the rear aspect, tiled flooring, fitted base kitchen units with work surfaces over, inset

ceramic sink with side drainer, space and plumbing for a washing machine, space for a condensing tumble dryer, space for fridge/freezer and door to bedroom 5/study.

### INNER HALL

uPVC double glazed door the rear aspect, large walk in storage cupboard housing the hot water tank and with double glazed window to the rear aspect, original characterful tiled flooring, doors leading to bedroom 5/study, shower room, further storage cupboard and door leading down to the cellar providing further storage space.

### STUDY/BEDROOM

uPVC double glazed window to the rear aspect, storage cupboard, wood effect flooring and wall mounted radiator.

### SHOWER ROOM

uPVC double glazed window to the rear aspect, fitted shower enclosure with Aquaboard panelled walls, vanity wash hand basin with cupboards below and tiled splash backs, concealed cistern WC and wood effect flooring.

### CONSERVATORY

uPVC double glazed conservatory on a dwarf wall construction with south facing views, double doors leading to the front garden, tiled flooring, fan light and wall lights.

### FIRST FLOOR LANDING

Loft access hatch, carpeted flooring, doors to the family bathroom, bedrooms 1,2,3 and 4.

### BEDROOM 1

uPVC double glazed window to the front aspect with rural views, feature Victorian fire place, wall mounted radiator and wood effect flooring.

### BEDROOM 2

uPVC double glazed window to the front aspect with rural views, Victorian fire place, wall mounted radiator and wood effect flooring.

### BEDROOM 3

uPVC double glazed window to the rear aspect, wall mounted radiator and wood effect flooring.

### BEDROOM 4

uPVC double glazed window to the rear aspect, wall mounted radiator and wood effect flooring.

### BEDROOM 5

Double glazed window to the front aspect with rural views, wall mounted radiator and wood effect flooring.

### FAMILY BATHROOM

Two uPVC double glazed windows to the rear aspect, panel sided bath, vanity wash hand basin with cupboards below, concealed cistern WC, fitted shower enclosure with Aquaboard panelled walls, part tiled walls, inset ceiling down lighters, extractor fan, towel rail and wood effect flooring.

### OUTSIDE

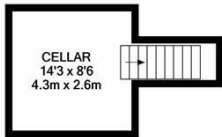
The property is approached through a five bar timber gate with large gravel area providing off road parking. The front garden is mainly laid to lawn with established borders and hedging, leading through to a large side garden with lawns and storage sheds. A gate takes you to the rear court yard with brick and flint built storage sheds and an outside WC. Further more there is a large wooden storage shed, garage and car port all arranged around the gravel court yard with double gates leading out to the side road.

## CHURCH ROAD

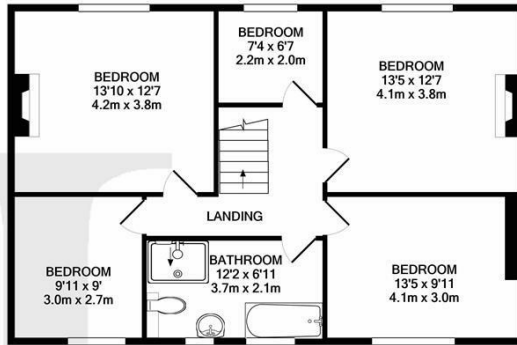


TOTAL APPROX. FLOOR AREA 2111 SQ.FT. (196.1 SQ.M.)

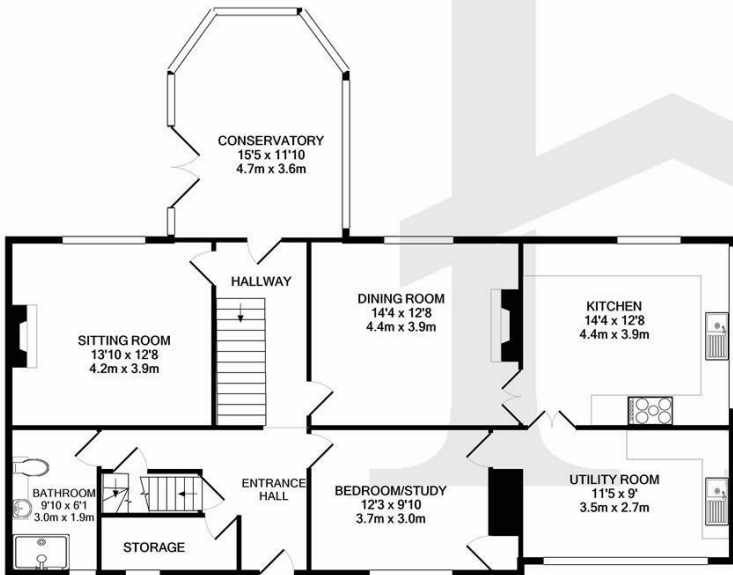
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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BASEMENT LEVEL  
APPROX. FLOOR  
AREA 90 SQ.FT.  
(8.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 771 SQ.FT.  
(71.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1250 SQ.FT.  
(116.2 SQ.M.)



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**H**  
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