



## CHURCH LANE NORWICH, NR11 8RT

£675,000  
FREEHOLD

This stunning, bright and airy three bedroom cottage in the picturesque village of Gresham in North Norfolk boasts wonderful grounds, four reception rooms and ample off road parking. Church views from both the gardens and front rooms in the house plus an abundance of wildlife really add to the country village living feel.

The property comprises of a Living Room, Reception Room, Study, Sunroom, Kitchen/Dining Room, Utility Room, WC, three/four Bedrooms (one with ensuite), Family Bathroom and a detached garage.

Contact Henleys today to arrange a viewing.

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# CHURCH LANE

- Wonderful property in a beautiful setting
- Three/Four bedrooms, one with Ensuite
- Picturesque grounds
- Close to school/church
- Church views
- Stunning traditional features
- Bright and airy Family Bathroom
- Juliette balcony from one bedroom
- Woodburner
- Viewing Highly Recommended



## Gresham

Location Nestled in an area of Outstanding Natural Beauty, the picturesque village of Gresham offers an idyllic semi-rural lifestyle. Located just under 4 miles inland from the stunning beaches of Sheringham and Cromer, Gresham also provides easy access to the charming Georgian towns of Holt and Aylsham. The bustling city of Norwich is only 25 miles away.

Gresham boasts a vibrant community and a range of amenities. The village is home to an established school and a village hall that hosts regular events and functions. The beautiful 14th-century round-towered church adds a touch of historical charm, while the historic remains of Gresham Castle, situated on the south side of the village, offer a glimpse into the past. The nearby town of Sheringham enhances the appeal of Gresham with its convenient bus and rail links to Norwich, making commuting a breeze. Sheringham features a thriving shopping centre and supermarket, schools catering to all ages, and a comprehensive health centre. For leisure, residents can enjoy an 18-hole cliff-top golf course and a modern leisure centre.

With its scenic countryside, historical landmarks, and close-knit community, Gresham village is the perfect destination for those seeking a serene and engaging lifestyle.

## Overview

This stunning, bright and airy three bedroom cottage in the picturesque village of Gresham in North Norfolk boasts wonderful grounds, three reception rooms and ample off road parking. Church views from both the gardens and front rooms in the house plus an abundance of wildlife really add to the country village living feel.

The property comprises of a Living Room, Reception Room, Study, Sunroom, Kitchen/Dining Room, Utility Room, WC, Three/four Bedrooms (one with ensuite), Family Bathroom and a detached garage.

## Entrance Porch

Double glazed windows to both sides, uPVC door with obscured glass to the front aspect, wall mounted radiator, space for shoe and coat storage and wood effect flooring.

## Hallway

Glazed panel door from porch, carpeted stairs to first floor, timber floorboards and doors to Living Room and Reception Room.

## Reception Room

Double glazed window to front aspect, wall mounted radiator, traditional open fireplace with timber surround and mantel, quarry tiled hearth, bifold solid timber door to further reception room/study and timber floorboards.

## Reception Room/Study

Double glazed window to front, side and rear aspects, wall mounted oil fired radiator and timber flooring.

## Living Room

Double glazed window to front aspect, double glazed bi folding door, wall mounted lighting, tall feature wall mounted radiator, wood burner with timber surround/mantel, quarry tiled hearth, door to kitchen and timber floorboards.

## Kitchen/Dining Room

Double glazed window to side aspect, double glazed window to Utility Room, French doors to Sunroom, wall and base units, wood effect laminate worksurfaces, integrated electric oven, electric hob with integrated extractor, space and

plumbing for dishwasher, white sink with drainer and mixer tap, pantry/storage cupboard, space for freestanding fridge/freezer, space for dining table to centre of room, wall mounted radiator, tiled splashback and tiled floor.

### Utility Room

Double glazed window to rear, uPVC door with glazed panels to side aspect, wood effect laminate worktop, wall mounted oil fired radiator, boiler, wall mounted thermostatic heating controls, space and plumbing for washing machine, space for dryer and multiple under counter appliances, wall mounted unit, tiled splashback and tiled floor. Door to WC.

### WC

Double glazed obscured window to side aspect, close coupled dual flush WC, vanity unit and basin with mixer tap, tiled splashback and tiled floor.

### Garden Room

Double glazed windows to side and rear aspect, French doors to side aspect, wall mounted oil fired radiator, wall panelling to two walls to window height and timber flooring,

### Landing

Landing area with decorative feature hanging light, loft hatch, carpeted floor and doors to Bedrooms One, Two and Three and Family Bathroom

### Bedroom 1

Double glazed windows to front and rear aspect, wall mounted radiator and carpeted floor.

### Bedroom 2

Double glazed French doors to side aspect with Juliette balcony, Double glazed window to rear aspect, wall mounted oil fired radiator, TV point, carpeted floor, built in double wardrobe/storage and door to Ensuite.

### Ensuite

Close coupled dual flush WC, vanity unit with basin, shower enclosure with electric shower, tiled splashback and vinyl flooring.

### Bedroom 3

Double glazed window to front aspect, wall mounted oil fired radiator, feature bookshelf built into original fireplace, built in wardrobe/storage and carpeted floor.

### Family Bathroom

Double glazed obscured window to side aspect, shower bath with screen over, shower with riser rail and rainfall head plus easy access controls, close coupled dual flush WC, wall hung basin with semi pedestal, storage/airing cupboard, dual wall mounted mirrored storage cupboards, chrome ladder style heated towel rail, extractor fan, angled spotlight set, tiled splashback and wood effect vinyl floor.

### Garage

To the right hand side of the property there is a garage for one car with remote controlled up and over door.

### Outside

To the front and right hand side of the property is a gravel driveway for six cars bordered by brick pavers leading to a lawned and shrubbed area. There is a timber gate to the left hand side of the property and a paved area with gateway to the right.

The rear garden comprises of a gravelled and paved area to the immediate exit of the house with an extensive, beautiful lawn leading to the summerhouse and greenhouse. The garden is a beautiful serene area to relax and watch the wildlife or switch off in this peaceful village setting.

## APPLE TREE COTTAGE CHURCH



Approximate total area<sup>(1)</sup>1773.89 ft<sup>2</sup>164.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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