



THE DRIFTWAY

NORWICH, NR11 8PL

£610,000
FREEHOLD

Tucked away at the end of a private drive in the picturesque village of Felbrigg is this wonderfully maintained four bedroom cottage boasts fantastic views of the countryside and peaceful living only a short drive from the coastal town of Cromer.

The property comprises of the aforementioned four bedrooms, a spacious living area, kitchen, a downstairs shower room and a family bathroom. Floor to ceiling glass at the rear of the property allows light to flood throughout the living space and kitchen and large windows within the pitched roof of two of the bedrooms give a stunning view of the open countryside and the popular Weavers Way walk/path.

The property is approached via a private road, surrounded by beautiful tree blossom and the property and grounds are enclosed by a timber gate allowing access to off road parking for up to three cars.

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HENLEYS
Residential Sales & Lettings

THE DRIFTWAY

- ** CHAIN FREE ** • Successful Holiday Let

Property • Close to local countryside walks • Three/Four Bedrooms • Tucked away down a private road • Beautifully kept gardens • Bright and airy throughout • Fantastic views of countryside from large windows to multiple aspects • Tastefully decorated nautical theme/colour scheme throughout • Call Henleys to arrange a viewing



Felbrigg & Surrounding Areas

Located 1.7 miles South-West of the coastal town of Cromer is the picturesque village of Felbrigg.

The name Felbrigg is of Viking origin and derives from the Old Norse for 'plank bridge'. Felbrigg is home to St Margarets Church and Felbrigg Hall, a large 17th century country house and grounds that are part of the National Trust. A large part of the grounds are part of 'Felbrigg Woods' which is a site of special scientific interest. The hall is unaltered and is well known for its Jacobean architecture and fine Georgian interior.

Felbrigg is approximately 2 miles from the village of Roughton which has a shop/fuel garage, a well-known fish and chip shop, public house and farm shop. Cromer is also only 1.7 miles away and has the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers including supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets.

Overview

Tucked away at the end of a private drive in the picturesque village of Felbrigg is this wonderfully maintained four bedroom cottage boasts fantastic views of the countryside and peaceful living only a short drive from the coastal town of Cromer.

The property comprises of the aforementioned four bedrooms, a spacious living area, kitchen, a downstairs shower room and a family bathroom. Floor to ceiling glass at the rear of the property allows light to flood throughout the living space and kitchen and large windows within the pitched

roof of two of the bedrooms give a stunning view of the open countryside and the popular Weavers Way walk/path.

The property is approached via a private road, surrounded by beautiful tree blossom and the property and grounds are enclosed by a timber gate allowing access to off road parking for up to three cars.

Hallway

Enter through a stable door with glazed window into the entrance hallway with Amtico flooring and doors to Bedroom Four/Study, Shower Room and glazed double doors to living/kitchen area.

Kitchen

Double glazed windows to front and both side aspects, wall and base shaker style units with marble effect laminate worktops with upstands, double semi recessed belfast sink with mixer tap, space for freestanding cooker with glass splashback and chimney style hood over, integrated dishwasher, integrated tall fridge, wall mounted glass fronted storage cabinet, splashbacks and Amtico flooring.

Living/Dining Area

Double glazed floor to ceiling windows to rear and side aspect, further windows to both side aspects, french doors to rear and side aspect, brick hearth with paved top and woodburner, space for dining table, ceiling recessed lighting, feature hanging lights above dining table area, Amtico flooring and feature spiral staircase to first floor.

Shower Room

Double glazed window to rear aspect, close coupled dual flush WC, double drawer and shelved vanity unit with basin, storage cupboards with one housing the boiler, wall mounted

chrome ladder style heated towel rail, fully tiled walk in shower and formed tile shower tray, exposed shower valve with square rainfall head and handset/riser rail, grab rail, corner toiletry basket, wall mounted bottle holder splashback and Amtico flooring.

Bedroom/Study

Double glazed window to front aspect, tongue and groove wall cladding to one wall, ceiling recessed lighting and carpeted floor.

Landing

Enter the first floor via the feature spiral staircase to a spacious light and airy landing area with doors to Family Bathroom, Bedroom One, Bedroom Three, storage cupboards and glass double doors to Bedroom Two. Exposed finished beams, velux window, wall mounted lighting and carpeted floor.

Family Bathroom

Velux window, built in furniture housing semi recessed basin and concealed cistern with push button flush and pan, 'P' shaped shower bath with exposed shower valve with rainfall head and handset/riser rail, curved shower glass follows the shape of the bath, wall mounted ladder style curved heated towel rail, wall mounted mirror with light over, ceiling recessed lighting, tiled splashback and Amtico flooring.

Bedroom One

Full wall of windows/doors into pitch of roof with juliette balcony and views over the open countryside, exposed treated beam, velux windows to both side aspects, built in storage/wardrobe, hanging ceiling light and carpeted floor.

Bedroom Two

Windows into pitch of roof with views of the countryside and Weavers Way walk, wall mounted radiator, exposed treated beam with wall lights mounted, hanging rail and carpeted floor.

Bedroom Three

Velux window, double glazed window to front aspect, wall mounted radiator, exposed treated beam with ceiling lights mounted, hanging rail and carpeted floor.

Outside

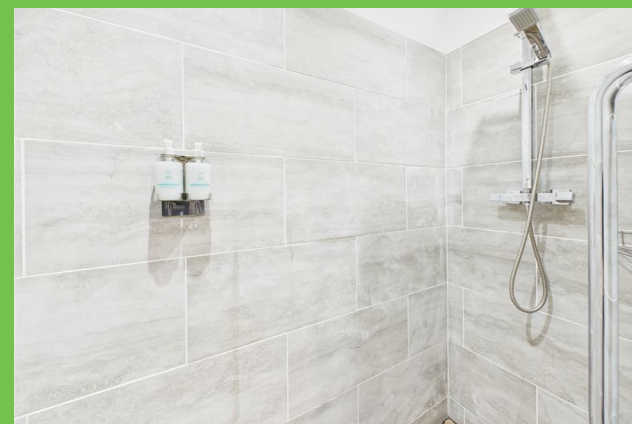
To the front is a gravelled driveway with storage shed and shrubbed borders. At the rear of the property there is a patio area leading to a flowerbed with path through to a white gravelled area with rope swing from the tree and feature boat to really re-emphasise the nautical theme, The garden is a wrap around garden which is bordered by hedges to create privacy in the garden area without spoiling the beautiful countryside view.

Agents Notes

Previously council tax band C, currently exempt as Holiday Let.

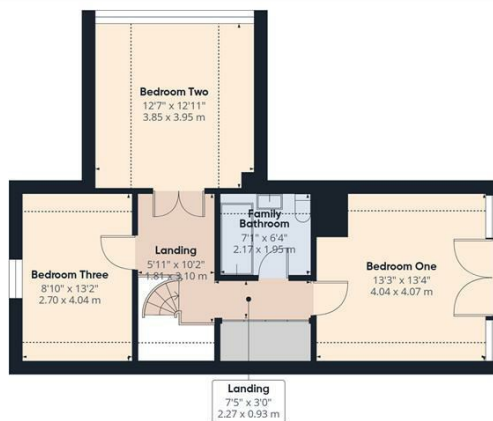
Mains water electric and septic tank.

MOLLY'S COTTAGE THE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1251 ft²
116.2 m²

Reduced headroom
163 ft²
15.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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