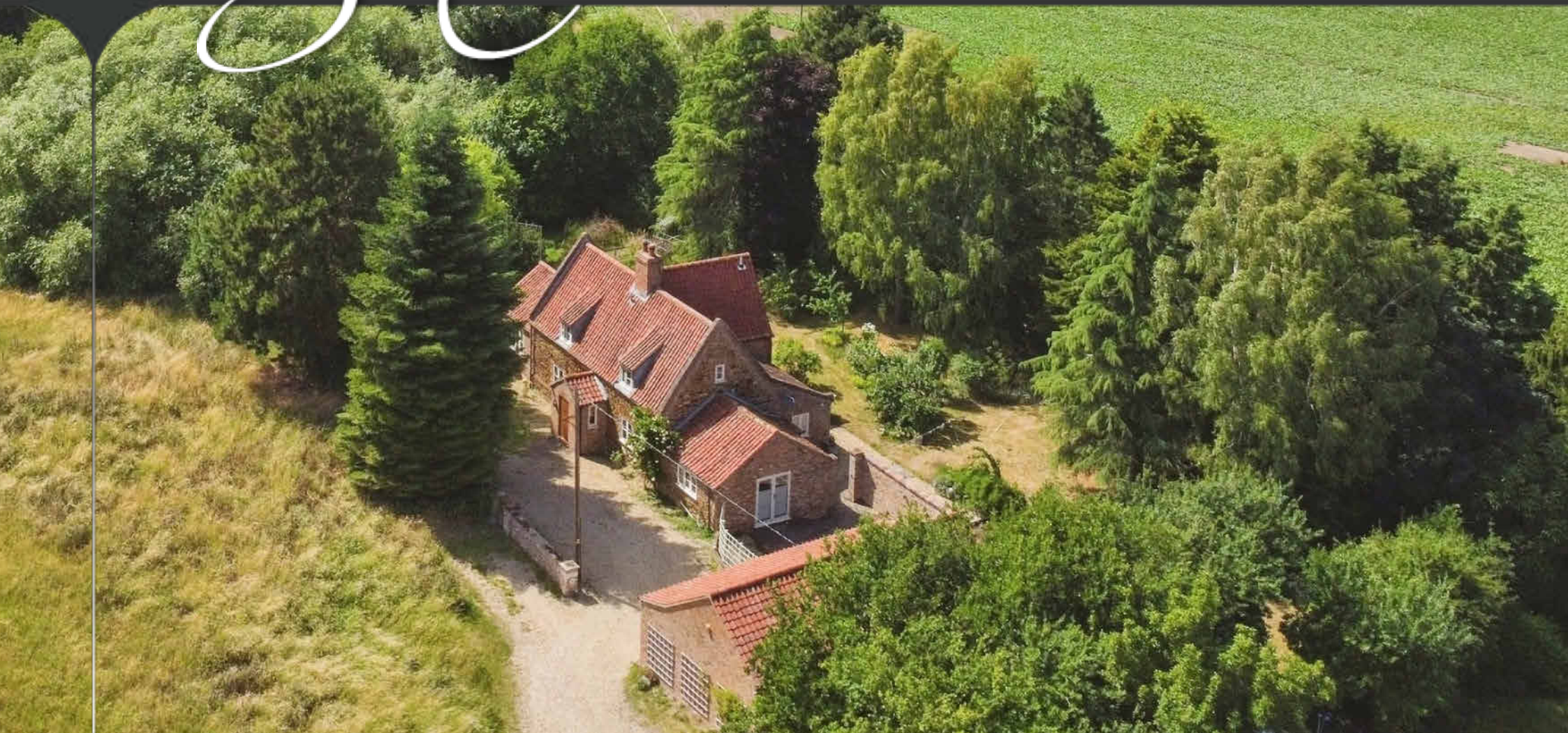



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h brown

Select

Bramble Cottage
Tottenham Row
Tottenham



A STUNNING PERIOD HOME WITH WRAPAROUND GARDENS, SITUATED IN A SEMI-RURAL LOCATION OFFERING A FANTASTIC LIFESTYLE

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Bramble Cottage, 14 Tottenhill Row, Tottenhill, Kings Lynn

RECEPTION PORCH

Double glazed window, radiator, double doors to:-

RECEPTION HALLWAY

Wood effect laminate floor, doors to:-

SITTING ROOM

14' 9" x 15' 1"

Inglenook fireplace with inset wood burner on tiled hearth, double glazed window, two radiators, door to:-

STUDY

9' 11" max x 7' 7"

Double glazed window, radiator

GARDEN ROOM

13' 11" x 11' 6"

Double glazed windows, to side and rear, tiled floor and double glazed French doors to garden

DINING ROOM

14' 6" x 15' 3"

Wood effect laminate floor, radiator, Inglenook fireplace with inset wood burner, double glazed window, stairs to first floor, door to rear passage with exit door to rear, ceramic tiled floor, radiator.







UTILITY ROOM

8' 11" x 7' 3"

Base units with space and plumbing for washing machine and dryer, oil fired boiler, double glazed window, ceramic tiled floor, storage cupboard



KITCHEN/BREAKFAST ROOM

15' 8" x 12' 6"

Range of base and wall units with Quartz work top over, twin electric wall ovens, electric hob with extractor over, integrated dishwasher, feature central island with breakfast bar, space for

American-style fridge freezer, vaulted ceiling, feature plinth lighting, tiled floor and French doors to garden.

INNER HALLWAY

Wood effect laminate floor, storage cupboard.



SHOWER ROOM

7' 10" x 5' 5"

Walk-in shower, low level WC, wash hand basin, heated towel rail, double glazed window

BEDROOM

12' 7" x 10' 3"

Built-in wardrobe, exposed brick wall and recess shelving, two double glazed windows, radiator.

PRINCIPAL BEDROOM

15' 5" x 15' 4"

Double glazed window radiator, built-in wardrobes and chest of drawers, radiator, vaulted ceiling, opening to:-

EN-SUITE

10' 1" x 11' 5" max

Bath with shower mixer tap, low level WC, wash hand basin with cupboards below, timber flooring, radiator, storage cupboard.

BEDROOM TWO

16' 2" x 15' 5"

Vaulted ceiling, fitted wardrobes, radiator, double glazed window, door to:-

EN-SUITE CLOAKROOM

Low level WC, wash hand basin

ANNEX

14' 9" x 13' 7"

Open Plan bedroom/living area/kitchenette and shower room. Would make an ideal holiday let/ Air BnB.





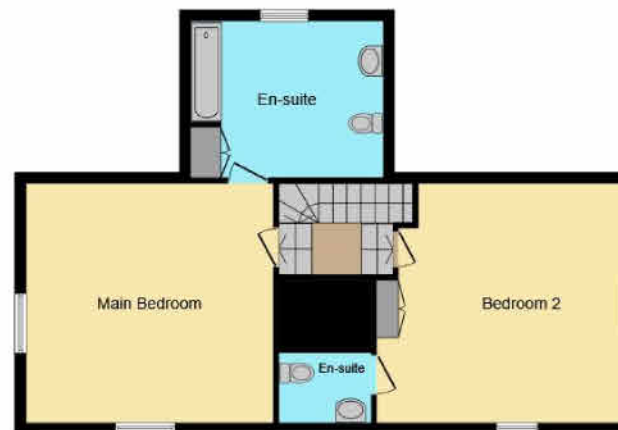
EXTERNAL

The property sits on approximately 1/4 acre plot (Subject to measured survey) in an idyllic location overlooking Common land and fields. The garden is laid mainly to lawn with an abundance of shrubs, plants and trees with a patio area ideal for entertaining. There is ample parking and a double garage with twin up and over doors, power and light.

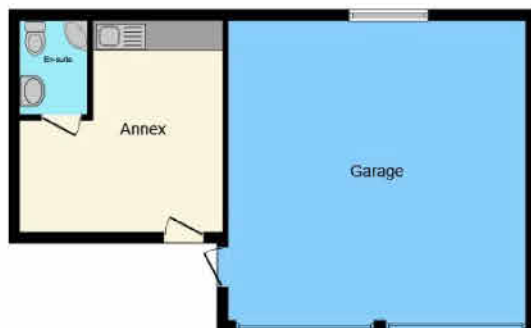




Ground Floor



First Floor



Outbuilding

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



OFFERS IN EXCESS OF £600,000

This beautifully presented detached period cottage offers a fantastic semi-rural lifestyle, in a stunning location fronting a common, surrounded by fields and wildlife. The present owners have at great expense, updated the property to create a blend of character with a modern twist. The location benefits from good local amenities including local convenience store/post office, public house, primary school, doctors surgery and main line station. There is easy access into Kings Lynn & Downham Market, which has a wide range of shops, schools and leisure facilities as well as having a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. The ground floor accommodation comprises, sitting room, garden room, study, dining room, modern kitchen, utility room, ground floor bedroom and shower room. To the first floor, the principal bedroom offers an en-suite bathroom and the second bedroom offers en suite cloakroom. The home sits on a plot of approximately 1/4 acre (STMS), offers wraparound gardens, ample parking a detached double garage block with an attached annex which would make an ideal guest house or Air B&B. This comprises:- an open plan bedroom/living room/kitchenette and shower room.

EPC Rating: E
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.