



1 Plattens Close

£275,000

0.17 Acre Corner Plot! An extended corner three-bedroom detached corner plot bungalow ideally situated with the sought-after area of Corpusty. The property is ideal for those looking to make their own stamp on a property with plenty of outside space.

As you enter, there is a small entry with adjacent storage space, next is a spacious living room chimney breast. Further on, is an extended kitchen/dining room with a range of fitted units and views over the garden. Towards the end of the bungalow, there are the three bedrooms of which two are doubles and a good single, these rooms are serviced by a refitted wet room suite.

Outside, there is off-street parking for several vehicles via a long driveway that leads to garage. There is a wrap around garden that completely circles the bungalow with laid to lawn grass and various exotic plants and flower beds, additionally there is a pond and an open work area that is ideal as a potting/planting space, this area also leads to a workshop/crafting area. This property is offered with no onward chain.

Services

Oil central heating. Mains water, drainage and electricity are connected.



Situation

Corpusty is an idyllic village located approximately 5 miles from the market Towns of Reepham and Aylsham and approximately 10 miles from the North Norfolk Coast. The village offers a public house, shop, post office and primary school.

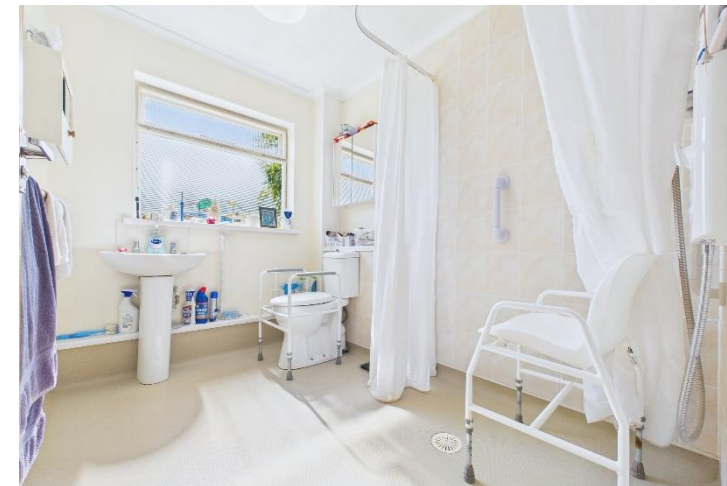
Directions

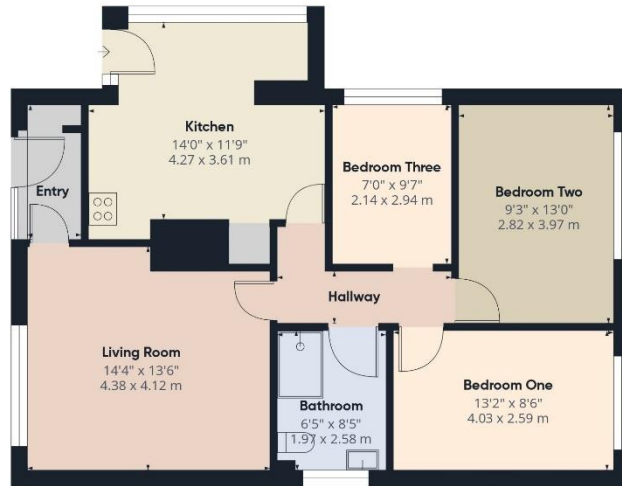
From Reepham, leave on the B1145 in the direction of Cawston and at the 90 degree bend, turn left signposted Salle. Continue to the crossroads and turn left, then take the next right hand turning. Proceed through the village of Corpusty and at the T junction, turn left and then left again onto Mountain's Road. The property will be found on the left hand corner leading into Plattens Close identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AR0210.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
1097 ft²
102 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	63	81

England & Wales

EU Directive
2002/91/EC



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