



**Talisman Cottage, Chalk Hill, Great Cressingham IP25 6NP**

**welcome to**

**Talisman Cottage, Chalk Hill, Great Cressingham**

A very well-proportioned 4 bedroom link-detached home, located in a semi-rural location within this small, well-regarded village of Great Cressingham. Offering a dual aspect lounge/dining room, kitchen, utility, ground floor cloakroom w.c, a large driveway providing ample off-road parking and more!!



## Accommodation

UPVC part glazed external entrance door opening to:

### Entrance Hall

Staircase rising to the first floor landing, fitted entrance mat, radiator, wood effect flooring, UPVC double glazed fixed window to the front aspect, good size understairs storage cupboard, integral door opening to the lounge/dining room and kitchen, a further door opening to:

### Ground Floor Cloakroom W.C

Suite comprising low level w.c, pedestal hand wash basin, radiator, wood effect flooring, UPVC double glazed obscure glass window to the front aspect.

### Lounge / Dining Room

Radiator, carpet flooring, television point, space for a dining table, UPVC double glazed window to the front aspect and UPVC French doors opening to the garden.

### Kitchen

A comprehensive range of wall and floor mounted shaker style fitted kitchen units with wood effect work surfaces over, inset enamel one and half bowl sink and drainer with swan-neck mixer tap, tiled splash backs and surrounds, space for an electric cooker with wall mounted cooker hood over, integrated fridge, integrated dishwasher, radiator, UPVC double glazed window to the rear aspect, part glazed internal door opening to:

### Utility / Rear Lobby

Work surface with space and plumbing under for washing machine, UPVC double glazed windows to rear and side aspect, UPVC double glazed entrance door opening to rear garden,

### First Floor Landing

Airing cupboard, carpet flooring, doors opening to all bedrooms and the family bathroom.

### Bedroom 1

Built-in double wardrobe, radiator, carpet flooring, UPVC double glazing to the rear aspect.

### Bedroom 2

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the front aspect

### Bedroom 3

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect, 2 double glazed roof windows.

### Bedroom 4

Radiator, carpet flooring, double glazed roof window

### Family Shower Room

Suite comprising low level w.c, a new walk in shower with designer wall panels and full height glass panels with a sliding door fitted about 3 months ago. New vanity hand wash basin with a mixer tap, and cabinet above, UPVC double glazed obscure glass window overlooking the side aspect and double glazed roof window.

### Outside

To the front of the property, there is a large shingle driveway providing ample off-road parking and access to the garage. A walkway leads to the front entrance door.

The attractive enclosed rear garden is fully enclosed and laid mainly to shingle with a paved patio seating area along with a decked seating area. The garden is interspersed with a wide selection of shrubs, plants and flowers, raised planters and potted plants add further beauty to this already delightful haven. Timber garden shed/summer house, external security lighting, outside tap and a greenhouse complete the garden.

### Garage

Up & over door to the front, power sockets, lighting, window to the rear aspect and a personal door opening to the utility/rear lobby.

## Location

Great Cressingham is a peaceful, semi-rural village that lies approximately 15 miles from Dereham, 5 miles from Watton and 6 miles south from the bustling market town of Swaffham. The village boasts a church, a beautiful village green (ideal for dog walking), and a popular public house/restaurant with accommodation called The Olde Windmill Inn. The village school was built in 1840 and was used as a local Authority school until 1992 and has now been restored as closely as possible to how it would have been in Victorian times, currently running historical school days.

Swaffham itself is located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads is also only about an hour away. Swaffham boasts ample free parking within the town and is also on an excellent, regular bus route. There is a small, social history museum, many public houses, restaurants and cafes, together with supermarkets including Waitrose, Asda and Tesco, together with independent shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. The Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

## Council Tax Band

This property is Council Tax band E.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

## Talisman Cottage Chalk Hill, Great Cressingham

- Lovely 4 bedroom linked-detached house
- Presented in excellent condition throughout
- Dual aspect lounge / dining room
- Family bathroom and ground floor cloakroom w.c
- Beautifully attractive rear garden with electrical point installed

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£325,000**



### directions to this property:

Leave Swaffham via Brandon Road and continue along the A1065 for approximately 4 miles until reaching the left hand turn, sign posted 'Great Cressingham'. Proceed along this road, passing The Olde Windmill Inn, public house/restaurant and over the bridge along Water End. This road merges onto Chalk Hill, where the property will be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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