



King Street, New Buckenham - NR16 2AF

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



King Street

New Buckenham, Norwich

NO CHAIN! This CHARACTERFUL SEMI-DETACHED COTTAGE located within the SOUGHT AFTER VILLAGE of NEW BUCKENHAM with LOCAL AMENITIES offers more than meets the eye initially, and perfectly blends period features with modern living and convenience. The accommodation extends to approximately 860 Sq. ft (stms) and offers a principal front reception room with recently added WOOD-BURNER leading to an inner hall, with access to the STUDY/BEDROOM. There is then a kitchen/dining room with further reception room/bedroom beyond and FAMILY BATHROOM. Leading off the rear porch there is access to the COURTYARD GARDEN. On the first floor you will find TWO DOUBLE BEDROOMS meaning there is the potential for FOUR BEDROOMS in total. The property benefits from RECENTLY upgraded OIL FIRED CENTRAL HEATING and uPVC DOUBLE GLAZING, COURTYARD GARDENS to the rear with plenty of parking found on road.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Character Semi-Detached Cottage
- Four Bedrooms Over Two Floors
- uPVC Double Glazed & New Oil Fired Heating
- Kitchen/Diner & Separate Sitting Room With Woodburner
- Courtyard Style Garden
- Sought After Village Location
- Ideal First Time Purchase Or Investment

The historic and picturesque Norfolk village of New Buckenham is always very popular as it retains a strong sense of community. The village offers local amenities to include a pub/restaurant, shop and tea rooms as well as a central village green. Primary schools can be found within the neighbouring villages and the village falls into the catchment for Old Buckenham High, a sought after school as it is, itself situated within a village and draws mainly from only surrounding villages. The village is situated only a few miles from the A11 (the major London route) and 17 miles from Norwich approximately. The property is almost equidistant to a range of market towns like Attleborough, Wymondham and Diss all of which have a rail service to London Liverpool Street, Cambridge and Norwich.



SETTING THE SCENE

The property is approached via King Street and the main entrance door to the front. The road itself is a typical village road with a huge variety of character properties within view and on road parking options close by.

THE GRAND TOUR

Entering via the main reception room to the front of the property, this room offers a bright dual aspect to the front and side with a wonderful recently installed wood-burner creating a cosy front reception space, there is also a built-in under-stairs cupboard. This in turn leads to the inner hallway providing access to the first floor. The next room is the study/bedroom overlooking the side aspect. The kitchen/dining room can be found beyond which has been well fitted with ample cupboard storage space, space for the dining table, space for an electric oven and further white goods also. The kitchen provides access to the side/rear porch used as a utility space housing white goods also providing access to the courtyard garden. Beyond the kitchen is a ground floor bedroom/reception to be used as a buyer wishes. The family bathroom can also be found on the ground floor off the kitchen with bath and shower over. Leading up to the first floor landing, the main double bedroom can be found to the front with a dual aspect benefiting from warmth from the flue from the wood-burner below. There is also another comfortable double bedroom found off the landing overlooking the side aspect.

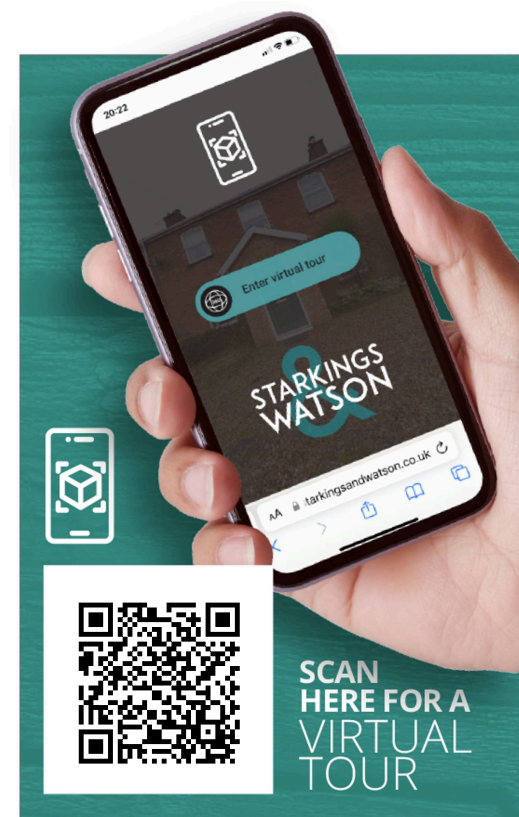
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

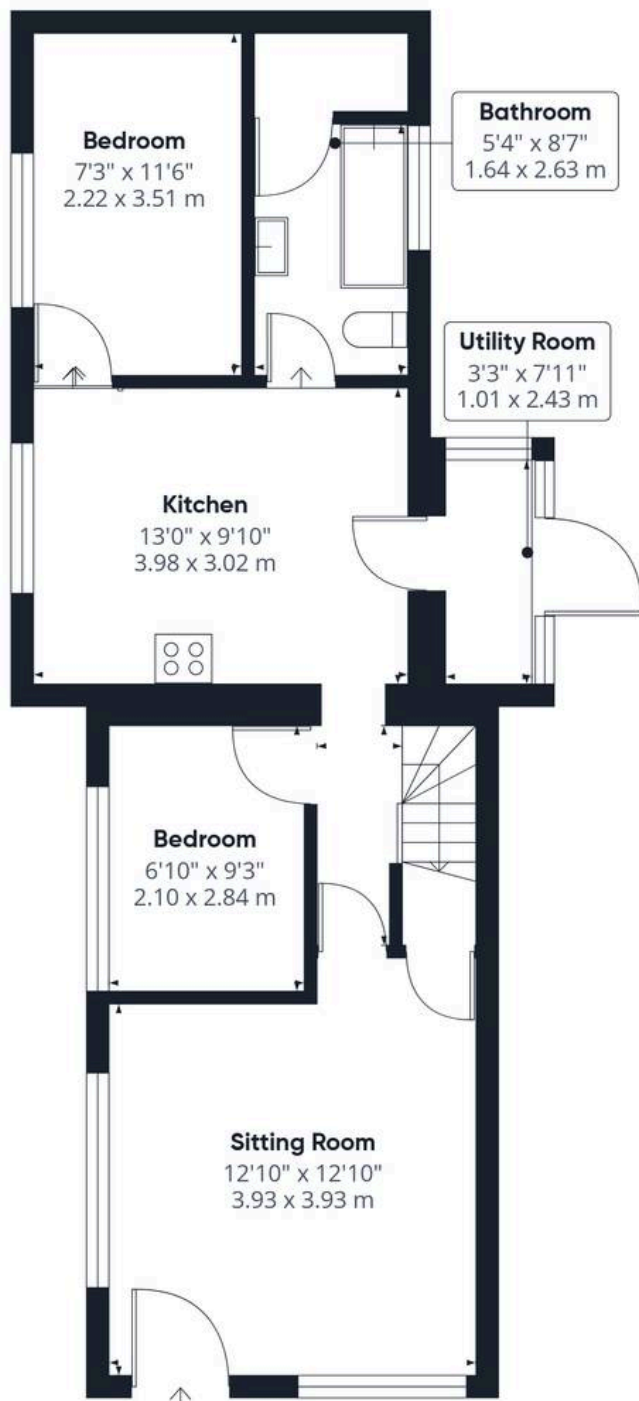




THE GREAT OUTDOORS

Accessed from the rear porch/utility, the property benefits from a courtyard style garden laid to hard standing with space for a patio table and chairs as well as housing the oil tank and recently installed oil fired boiler.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

868 ft²

80.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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