



Clematis Cottage Brick Kiln Road, Thursford NR21 0BQ

welcome to

Clematis Cottage Brick Kiln Road, Thursford

TWO STOREY A beautifully presented two-bedroom cottage in the sought-after rural area of Thursford, Norfolk Located between Holt & Fakenham.



**Entrance Door To;
Entrance Hall**

Staircase with cupboard under.

Sitting Room

21' 1" x 11' 1" max (6.43m x 3.38m max)

Stove on tiled hearth, double glazed window to front, double doors to rear, electric heater.

Dining Room

12' 1" max x 11' 10" (3.68m max x 3.61m)

Stove, double glazed window to front, electric panel heater, open plan to;

Kitchen

12' 2" x 8' 11" (3.71m x 2.72m)

Wren kitchen comprising wall and base cabinets with wooden worktops, built in washing machine, built in fridge/freezer, built in oven, hob and hood, double glazed window to rear, door to;

Rear Porch

Tiled floor, door to garden.

Landing

Built in cupboard, access to eaves, velux window to front, electric storage heater.

Bedroom 1

18' 5" x 10' 5" (5.61m x 3.17m)

Double aspect with velux window to front, double glazed window to rear, electric storage heater and electric panel heater, sloping ceilings, wall light points. Comfort glass fitted to windows.

Bedroom 2

15' 3" x 8' 10" max (4.65m x 2.69m max)

Velux window to front, eave storage, sloping ceilings.

Shower Room

Shower cubicle, wc, circular wash basin, electric storage heater, extractor, heated towel rail. Double glazed window to rear.

Walk In Wardrobe**Outside**

Parking area to the front for 2-3 cars, GARAGE with up and over door, light, power and personal door to rear, mature rear garden with lawn, outside tap, STUDIO with vaulted ceiling, panel heater and storage heater and adjoining outhouse and greenhouse.

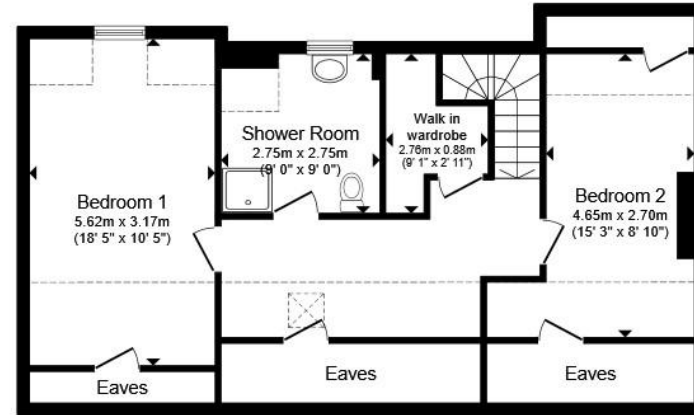


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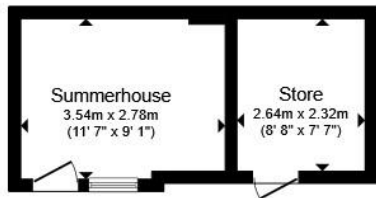




Ground Floor



First Floor



Outbuilding

Total floor area 151.3 m² (1,628 sq.ft.) approx

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.propertybox.io

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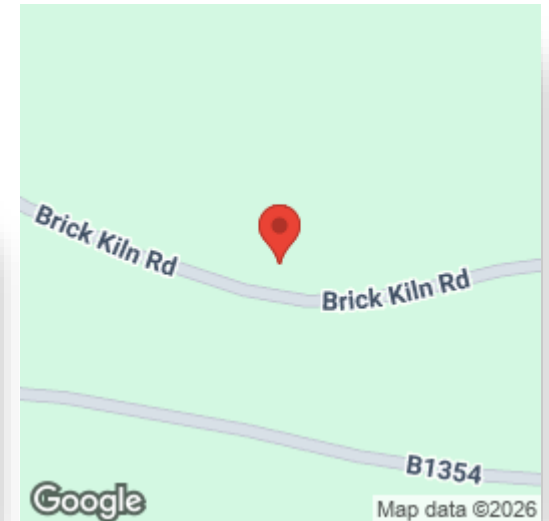
- Guide £375,000 - £400,000
- Off road parking & garage
- Brick built garden room & store
- Two bedrooms
- Beautiful views

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Guide price:

£375,000 - £400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HOL106835 - 0009

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