



Grove Corner, Roughton Norwich NR11 8QS

welcome to

Grove Corner, Roughton Norwich

A beautifully appointed 2 bedroom brick & flint character cottage situated in the rural village of Roughton a short distance from the Felbrigg Estate in North Norfolk



A beautifully appointed brick and flint character cottage situated in the rural village of Roughton a short distance from the Felbrigg Estate in North Norfolk. The property has been comprehensively refurbished and modernised and provides two bedrooms, open plan Lounge, generous enclosed rear garden and no onward chain.

Lounge

16' 2" x 11' 3" (4.93m x 3.43m)

Composite style wooden door with matching glazed window to the side, pamment tiled windowsill, flagstone tiled floor, wall mounted electric heater, inset spotlights, exposed beams and brickwork, feature inglenook fireplace with woodburner, oak beam and pamment tiled hearth, cupboard storage in the chimney recess further shelving and enclosed staircase rising to the first floor.

Kitchen

11' 3" x 8' 3" (3.43m x 2.51m)

Fitted with range of shaker style wall mounted and floor units, comprising cupboards and drawers, butchers block work surfaces with inset Belfast sink and mixer tap, plumbing and space for domestic appliance, built in electric oven and hob with cooker hood above, tiled splashbacks, space for upright appliance, flagstone tiled flooring, half glazed door to the side aspect, inset spotlighting and double glazed french doors to the rear garden.

Bathroom

7' x 5' (2.13m x 1.52m)

Modern suite comprising a glazed corner shower enclosure with dual head rainforest style shower fitted, WC and vanity unit with cupboard storage and inset hand wash basin, mixer tap, tiled splashbacks and mirror above, extractor fan, inset spotlighting, flagstone tiled floor and a heated towel radiator

Landing

Polished wood flooring, inset spotlighting, airing cupboard with pressurised hot water cylinder and slatted shelving.

Bedroom One

8' 7" excluding door recess. x 8' 5" (2.62m excluding door recess. x 2.57m)

Double glazed window to the rear aspect, wall mounted electric heater, inset spotlighting, shelving to the recess, polished wooden flooring, door to the Ensuite.

Bedroom Two

8' 8" x 6' 5" (2.64m x 1.96m)

Double glazed window to the front aspect, quarry tiled windowsill, polished wooden flooring, shelving and hanging space to recess, wall mounted electric heater, inset spotlighting.

Ensuite

Tiled walls, exposed brick, modern suite comprising vanity unit with hand wash basin and mixer tap, tiled shower enclosure with contemporary multi jet shower fitted and glazed door, extractor fan, inset spotlighting, and ceramic tiled floor.

Rear Garden

Enclosed by wall and fencing, mainly laid to lawn with timber summerhouse and paved patio area. Outside lighting and power, tap.



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



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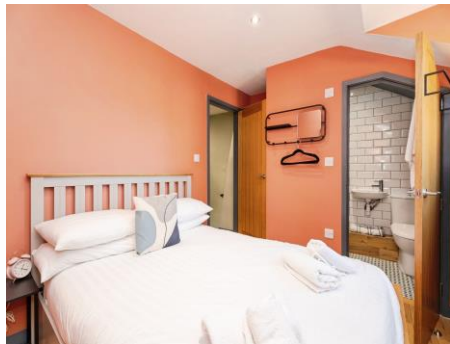
- Character Cottage in a rural location
- Beautifully presented inside and out
- Generous enclosed rear garden
- No onward chain
- Two Bedrooms, master with ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108933 - 0005

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