



The Cottage, The Street, Swafield, North Walsham NR28 0RJ

welcome to

The Cottage, The Street, Swafield, North Walsham

This beautifully presented three bedroom character cottage is set in the rural village of Swafield, just two miles from North Walsham and has enclosed gardens, off-road parking and plenty of original character features!



This wonderful character cottage in the village of Swafeld would make an ideal family home or second home, situated just two miles from the town of North Walsham and within four miles of Mundesley beach! The property offers accommodation comprising entrance hall, kitchen/ diner and lounge/ diner on the ground floor. The first floor boasts three bedrooms and a family bathroom with bath and shower.

Externally, the property offers off-road parking, an enclosed cottage style front garden with shed, pathway, lawn, and flower beds. The rear garden is low maintenance mainly laid to gravel with concrete base for garage/ shed, wood store, oil boiler and tank, garden shed and double gates allowing access onto Bradfield Road. The property has lapsed planning permission for a two-storey rear extension, in which the foundations were put in, more info can be found under planning reference PF/03/0843. The property is currently undergoing some roofing work, including new battons, felting and replacement of some tiles.

Entrance Hall

Double glazed door to the front aspect, storage cupboard, stairs to the first floor, doors into kitchen and lounge, tiled flooring.

Kitchen/ Diner

Free-standing kitchen in keeping with the cottage aesthetic, free standing electric oven with LPG 6 burner gas hob, space for fridge freezer, ceramic sink drainer, plumbing for washing machine, tiled splashbacks, radiator, tiled flooring, dual aspect double glazed windows to the front and rear aspects, double glazed stable door to the rear aspect and exposed beams.

Lounge/ Diner

Dual aspect double glazed windows to the front and rear aspects, fireplace with wood burner, radiator, exposed beams and wooden flooring.

First Floor Landing

Double glazed window to the rear aspect, exposed beams, wall lights and wooden flooring.

Bedroom One

Two double glazed windows to the front aspect, storage cupboard housing electric consumer unit, wall lights, radiator, carpeted flooring and exposed beams.

Bedroom Two

Double glazed window to the front aspect, airing cupboard housing hot water tank, wardrobe, storage cupboard, radiator and carpeted flooring.

Bedroom Three

Double glazed window to the rear aspect, radiator and carpeted flooring.

Bathroom

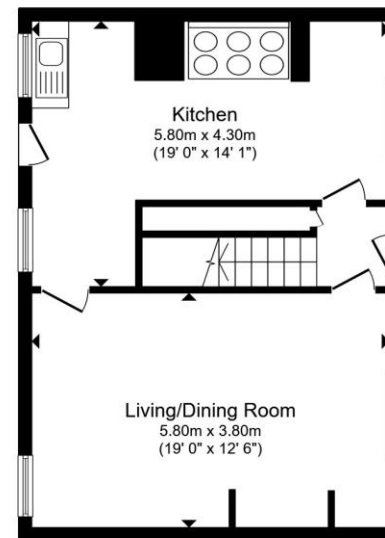
Suite comprising roll top free-standing bath, tiled shower cubicle, WC, wash hand basin with vanity unit, extractor fan, radiator, spotlights, exposed beams, feature mosaic tiled wall and a double-glazed window to the rear aspect.

Exterior

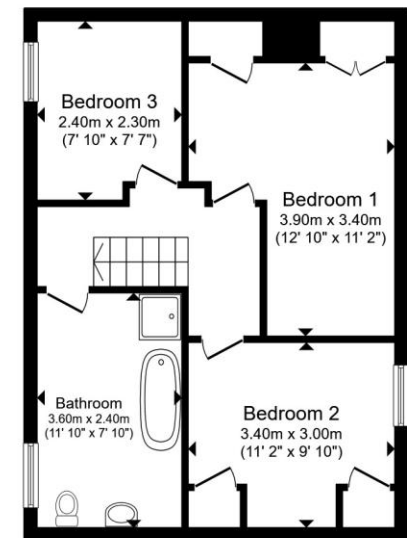
The front of the property has an enclosed front garden mainly laid to lawn with garden shed, pathway, bordering beds, raised flower beds, trees, bushes and shrubs and a gate to the front. The rear of the property has double gates accessible from Bradfield Road to allow you to park off-road, a concrete base for either garage or garden shed, oil boiler and tank. The rear garden is low maintenance mainly laid to gravel with wood store. The property is currently undergoing some roofing work, including new battons, felting and replacement of some tiles.

Lapsed Planning

Information about lapsed planning for a two-storey rear extension can be found under planning reference PF/03/0843 at <https://idoxpa.north-norfolk.gov.uk/online-applications> - we have been advised that foundation have already been laid to the rear of the property.



Ground Floor



First Floor

Total floor area 95.1 m² (1,024 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



view this property online williamhbrown.co.uk/Property/NWM110112



welcome to

The Cottage, The Street, Swafield, North Walsham

- Quaint Character Cottage
- Beautiful Original Character Features
- Front & Rear Enclosed Gardens
- Off Road Parking
- Rural Hamlet of Swafield, 2 Miles from North Walsham
- Oil Central Heating & Wood Burner
- Converted to Mains Drainage
- Vendor Has Found!

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM110112



Property Ref:
NWM110112 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk