



Chapel Cottage Crown Road | Horsham St Faith

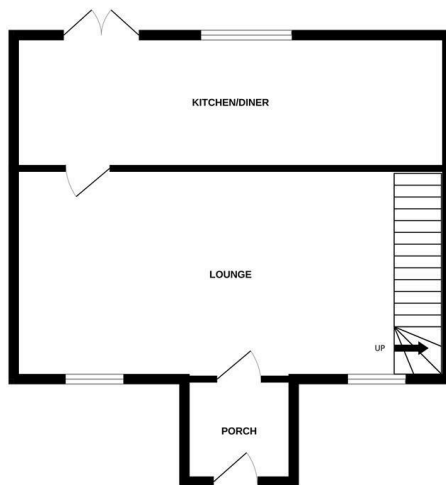
UNRIVALLED CHARM

Offers In Excess Of £260,000

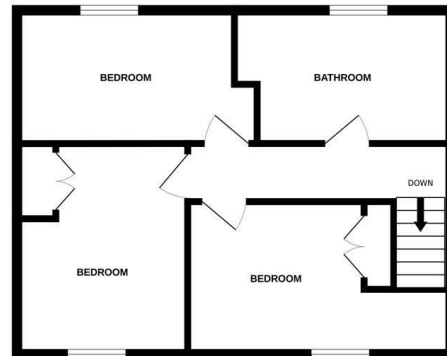
****STUNNING DETACHED COTTAGE IN A PEACEFUL VILLAGE**** Gilson Bailey are delighted to present this charming three-bedroom detached cottage, idyllically positioned in the peaceful and highly desirable village of Horsham St Faith. Brimming with character and beautifully presented throughout, this charming home welcomes you with a cosy entrance porch leading into a delightful lounge, complete with a warming wood burner—perfect for those snug evenings in—while the spacious kitchen/diner to the rear offers a wonderful setting for both relaxed family living and stylish entertaining. Upstairs, three well-proportioned bedrooms are complemented by a sleek, modern bathroom, all accessed from the landing. Outside, the property continues to impress with a private driveway providing off-road parking and an enclosed rear garden, featuring a versatile garden room ideal for a home office, studio or retreat. Benefiting from double glazing, gas central heating and an exceptional standard of finish throughout, this captivating cottage offers the perfect blend of charm and convenience—an irresistible home that simply must be viewed to be fully appreciated.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

The village of Horsham St. Faith is located to the north of Norwich close by to local amenities including village school, public house and doctors with a further range of amenities in the market town of Aylsham, village of Spixworth and suburb of Hellesdon. There are good road links into both the city centre, Norwich International Airport and the North Norfolk coast.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Lounge 24'8" x 12'0"

Two double glazed windows, two radiators, wood burner.

Kitchen/Diner 20'4" x 7'6"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator, door to rear.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'0" x 9'3"

Double glazed window, radiator, cupboard.

Bedroom Two 10'4" x 8'7"

Double glazed window, radiator, cupboard.

Bedroom Three 10'5" x 7'4"

Double glazed window, radiator.

Bathroom 9'6" x 7'8"

Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Lawned garden, patio area, detached garden room, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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