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Select

Muckleberry Cottage  
Mill Common Road  
Ridlington



A TRADITIONAL NORTH NORFOLK 'BRICK AND FLINT' THREE BEDROOM COTTAGE THAT AFFORDS A TRANQUIL LIFESTYLE SITTING CENTRALLY WITHIN 1.2 ACRES OF MATURE PRIVATE GARDENS.

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## Muckleberry Cottage, Mill Common Road, Ridlington, Norfolk NR28 9TX

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### ENTRANCE HALLWAY

Tiled flooring, window, under stairs storage, wall mounted electric radiator, window, stairs rising to the first-floor accommodation, doors to sitting room and kitchen.

### SITTING ROOM

The centrepiece of the room is a beautiful inglenook fireplace with inset multi fuel burning stove. Tiled flooring exposed wooden beams, dual aspect windows and a wall mounted electric radiator.

### KITCHEN

Base units provide storage. Drainer sink unit, electric AGA, window overlooking the rear garden, door to a walk-in pantry, space for cooker, door to utility room.

### UTILITY ROOM

Space for tumble dryer, plumbing for washing machine, window, doors to garden and shower room.

### SHOWER ROOM

A recently re-fitted suite comprising: - low level WC, wash hand basin with storage under and a walk in shower. Heated towel rail and window.





# Select





### LANDING

Wall mounted electric radiator, exposed wooden floorboards and doors to all first-floor bedrooms.

### BEDROOM

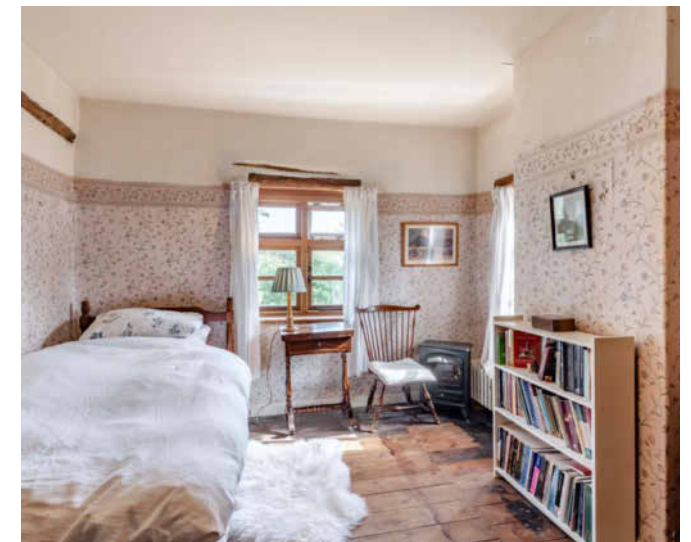
Dual aspect windows, exposed wooden floorboards, multi fuel burning stove and access to loft space.

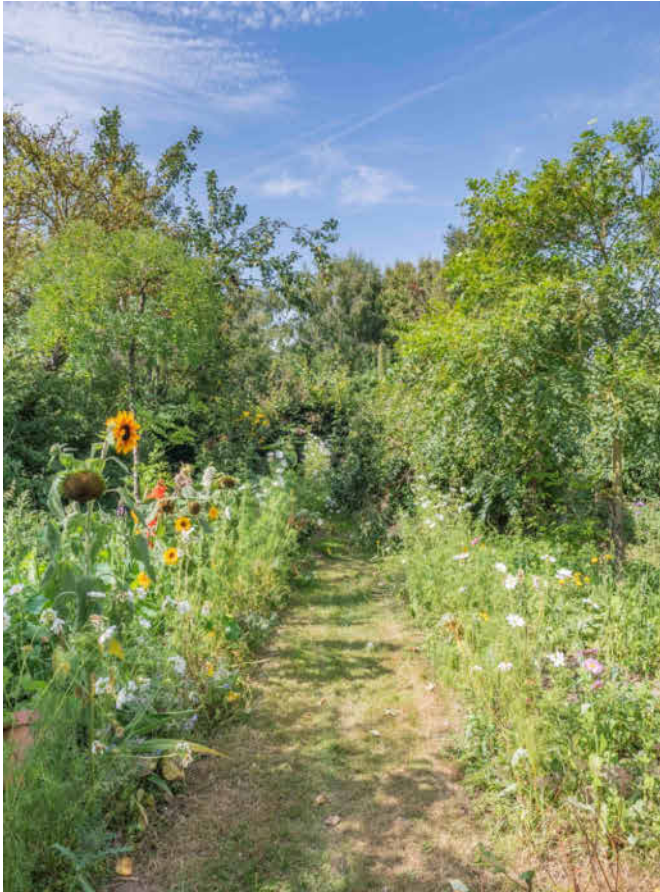
### BEDROOM

Exposed wooden floorboards, dual aspect windows and built in storage cupboard.

### BEDROOM

Exposed wooden floorboards, window.





## EXTERNAL

The mature gardens provide a wonderful degree of privacy. The entire lot measure approximately 1.2 acres and offers an opportunity to create different sections of garden for different needs. Parking is provided at the front of the property and is accessed via a five-bar wooden gate.

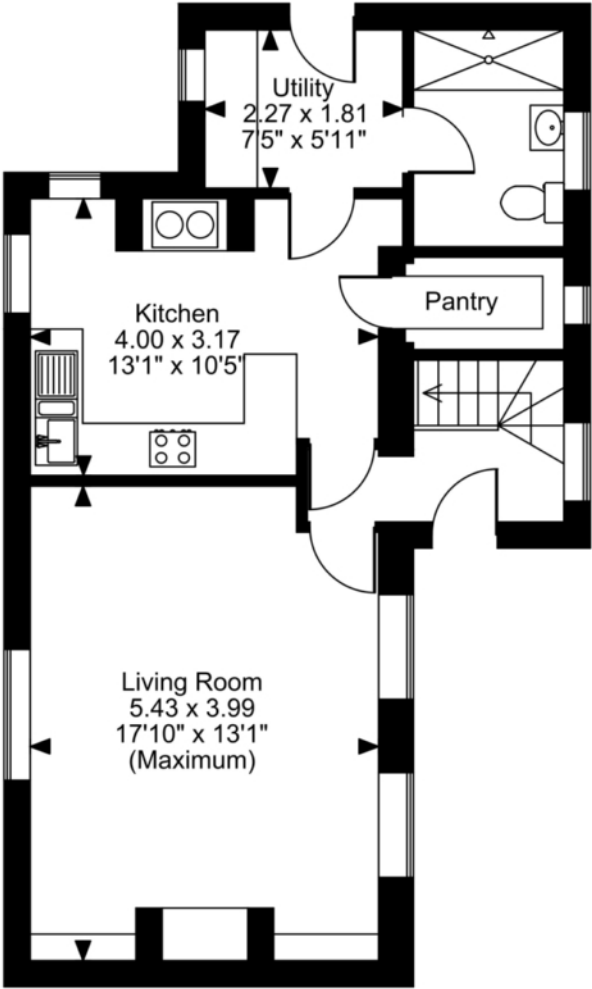


## STUDIO

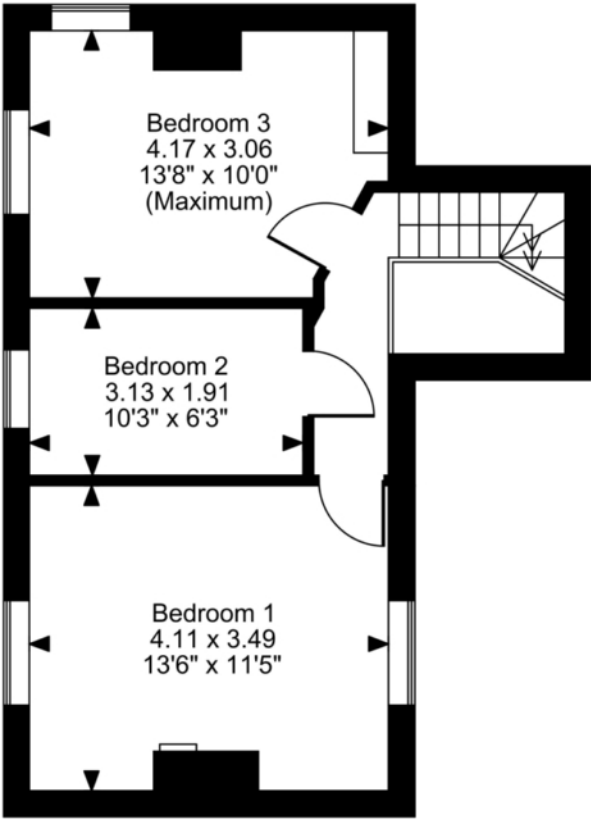
A fantastic addition to the property. A purpose built, detached brick and flint room providing approximately 500 square feet of addition accommodation that could be used in many ways depending on the requirement.



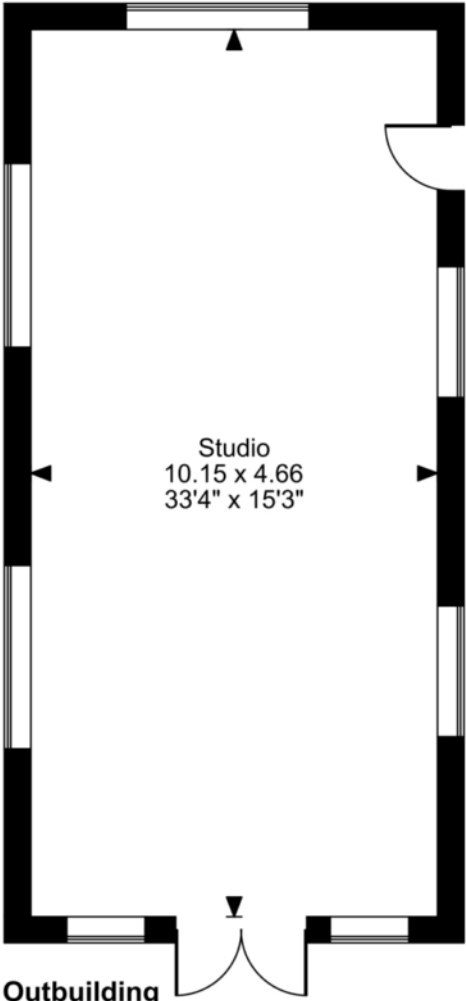
Muckleberry Cottage, Mill Common Road, Ridlington, North Walsham, Norfolk



Ground Floor



First Floor

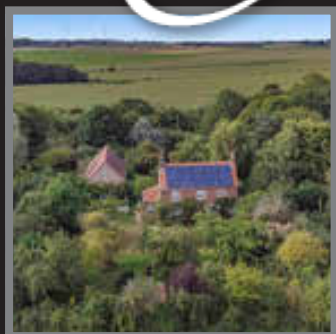


Outbuilding

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The position & size of doors, windows, appliances and other features are approximate only.  
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A traditional North Norfolk 'brick and flint' cottage that is believed to date back to 1820 and was originally 3 farm workers cottages. Located only 1.3 and 2 miles from Walcott and Bacton beaches respectively, the home is set centrally in mature private gardens that extend to approximately 1.2 Acres and abuts farmland. This three bedroom home benefits from a detached, purpose built brick and flint studio by the present owner to create a beautiful space that offers versatility and could be used as a studio, music room, additional living accommodation, home office or could create a separate self-contained annexe (subject to the necessary planning permissions being obtained). In addition, the market town of North Walsham is approximately 5 miles away and offers shopping with a Waitrose & Sainsbury's and a train station offering direct links to the city of Norwich, then on to Cambridge and London. To appreciate all this lifestyle and home affords, a viewing is essential.



EPC Rating: F  
Council Tax Band: D  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

01603 221797

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

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