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Common Cottage
Thwaite Common
Erpingham



A CHARMING THREE-BEDROOM BRICK AND FLINT COTTAGE OVERLOOKING THWAITE COMMON

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Common Cottage, Thwaite Common, Erpingham, NR11 7QG

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PORCH

An open porch with door into the living room.

LIVING ROOM

With windows to the front aspect, overlooking garden and Thwaite Common beyond. This spacious reception room has plenty of space for seating and dining, with a lovely fireplace which houses a wood burning stove on a raised hearth with bressummer beam over. Stairs lead to the first floor and doors open to the kitchen and sitting room. This room features attractive brick flooring and exposed timbers.

SITTING ROOM

A lovely double aspect room which could make a great home office if required. A chimney breast houses an unused fireplace.

KITCHEN

Having a door and window to rear aspect, this kitchen is fitted with base storage units to two walls, with inset sink and drainer having a mixer tap over. Wall cabinets provide more storage. Fitted dishwasher, space and plumbing for washing machine, space for cooker with hood over. Attractive brick flooring.

SHOWER ROOM

Fitted with an electric shower in 'walk-in' cubicle, wc and hand wash basin.

UTILITY ROOM

This practical room has wall mounted storage cabinets and space for freestanding units, pamment flooring. Door to the garden room







GARDEN ROOM

A bright room, with windows to three aspects and door to the rear. This room could lend itself to a variety of uses and features a partially vaulted ceiling with exposed timbers.



LANDING

Having stairs up from the living room, fitted airing cupboard and a window to the rear aspect. Access to loft

BEDROOM 1

A double aspect double bedroom with lovely view over Thwaite Common. Exposed ceiling timbers and hand wash basin set into a vanity unit.



BEDROOM 2

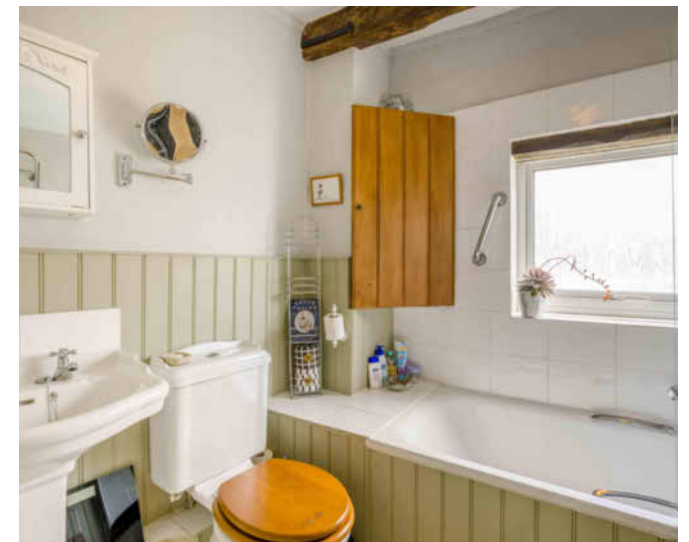
Once again having a lovely view of Thwaite Common.

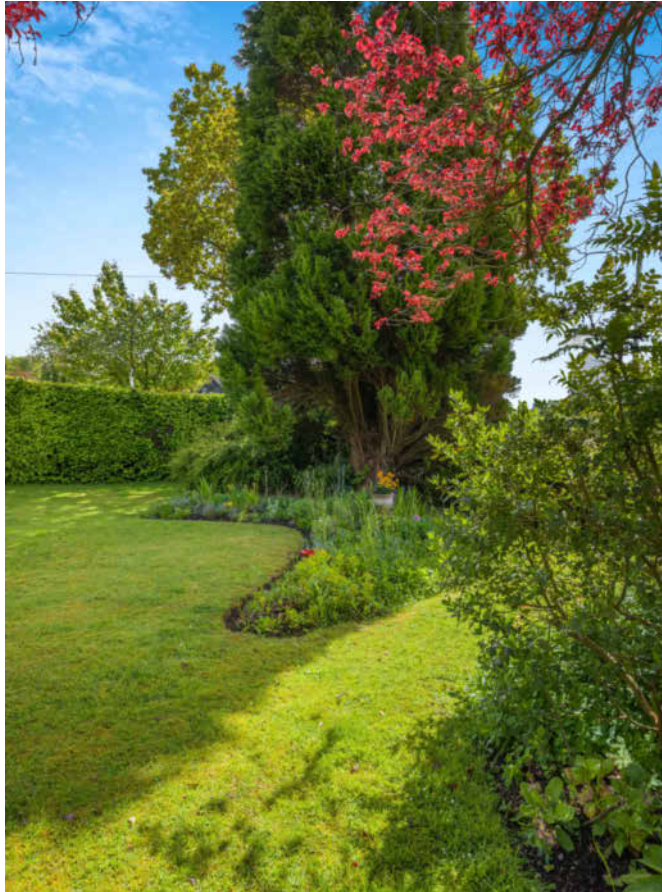
BATHROOM

Fitted with a bath having electric shower and screen over, wc and pedestal hand wash basin.

BEDROOM 3

As with bedroom one, this double bedroom has a view over Thwaite Common, and a hand wash basin fitted into a vanity unit. Exposed ceiling beam.

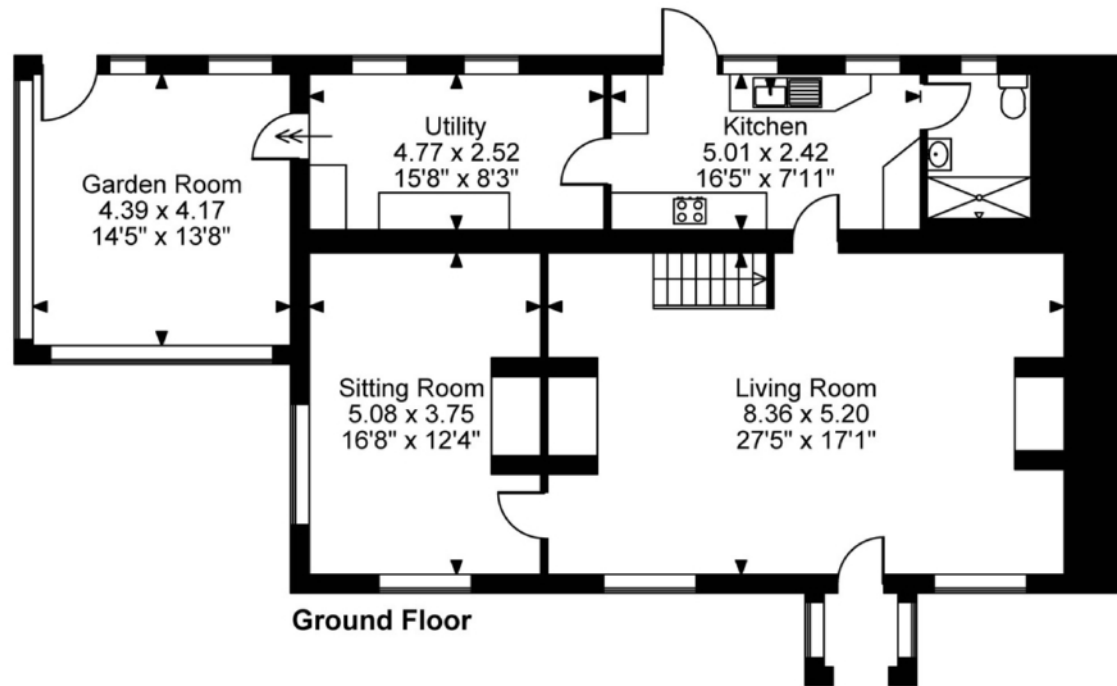




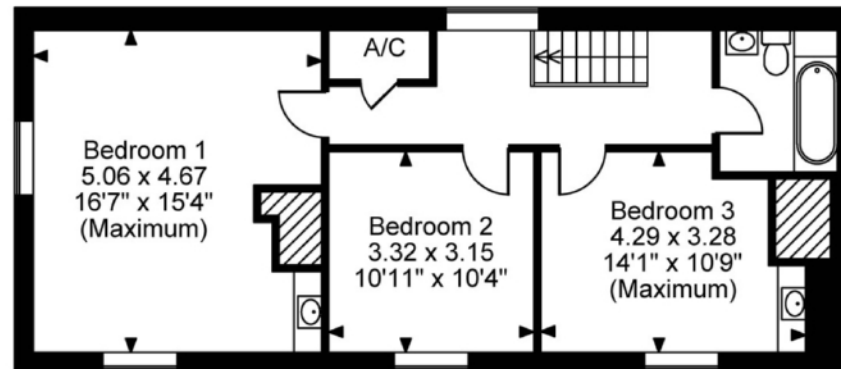
EXTERNAL

The cottage stands well back from the road, opposite the Common, and is approached through a five-bar gate onto a gravel driveway providing plenty of parking. The main area of garden is to the front of the property enjoying a southerly aspect and being screened by mature hedging. The garden is laid to a wide lawn with mature shrub beds and raised sun terrace offering a lovely place to sit or dine. To the rear the garden sheltered garden is low maintenance and offers a further seating area, with door from the kitchen. Within the garden there are a number of mature specimen trees, fig tree and garden shed.





Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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£625,000

Offering three-bedroom accommodation this delightful country cottage stands in a super setting overlooking Thwaite Common on the edge of the north Norfolk village of Erpingham. On the ground floor there is a lovely sitting room with impressive fireplace housing a wood burning stove, sitting room, kitchen, utility and garden room. The accommodation is completed by a ground floor shower room and first floor bathroom. Externally there is plenty of parking and beautifully planted gardens offering a number of pleasant seating areas. Viewing is essential to understand the charm of this cottage along with its wonderful setting. Erpingham, which is well placed for access to the bustling market town of Aylsham and the coast at Cromer, benefits from a primary school and public house.



EPC Rating: E
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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