

# Arnolds | Keys



## Spring Cottage, Blicking Road, Oulton, NR11 6NX

Guide Price £300,000

- TWO BEDROOMS
- OFF ROAD PARKING
- EASY ACCESS TO AYLSHAM AND BLICKLING HALL
- RECENTLY REFURBISHED THROUGHOUT
- TWO RECEPTION ROOMS
- PRIVATE GARDEN WITH OUTSTANDING VIEWS
- NO ONWARD CHAIN

# Spring Cottage, Blicking Road, Oulton NR11 6NX

A charming two bedroom semi detached cottage, with off road parking and a large garden with outstanding field views. Perfectly positioned for easy access to Aylsham and Blickling Hall.



Council Tax Band: B



## DESCRIPTION

Spring Cottage is a beautifully presented semi detached cottage which has recently been sympathetically updated, blending charming character features with stylish modern touches. There is a large garden with uninterrupted countryside views, together with the added benefit of off road parking for at least two cars.

Inside there is a newly fitted kitchen which features a built in oven and induction hob, with a separate dining room providing an ideal space for entertaining and family meals. The cosy lounge is particularly in keeping with a cottage of this age, boasting a slate tiled floor and an attractive wood burning stove.

The cottage offers two bedrooms: a ground floor bedroom with the main bedroom upstairs, where you can relax in bed and take in the spectacular far reaching views across the surrounding fields. The bathroom has also been recently updated and enjoys the same beautiful countryside outlook.

Spring Cottage is a delightful home that perfectly combines period charm with modern comfort in an idyllic rural setting.

## LOUNGE

Double glazed window to front aspect, wooden front door with clear double glazed panels. Slate tiled floor, radiator, exposed brick fireplace with wood burner. Alcove with shelving. Open tread stair case to first floor.

## KITCHEN

Double glazed window to side aspect, wood effect laminate floor, radiator. Range of wall and base units with work surface over, anthracite composite sink and drainer. Integral slimline dishwasher, built in induction hob with extractor over, built in electric oven. plumbing and space for washing machine. Original single glazed window looking into the dining room.

## DINING ROOM

Double glazed windows to side and rear aspects, door to side aspect with clear double glazed panels, tiled floor and radiator.

## BEDROOM TWO

Double glazed window to rear aspect, laminate floor, radiator, access to loft space.

## LANDING

Recently refitted carpet, large storage cupboard.

## BEDROOM ONE

Double glazed window to front aspect, recently refitted carpet, radiator, loft access.

## BATHROOM

Double glazed window to front aspect, recently refitted flooring, radiator. Low level w/c, panelled bath with shower over and tiled splashbacks. Vanity wash hand basin and half height tongue and groove panelled walls.

## EXTERNAL

The property is fronted by a low brick wall and shingle area, and to the side is off road parking. To the rear is a large wooden shed, the outside boiler and oil tank, and you will also find the original water pump which is now just decorative. The main garden is to the side and on spilt levels, the top being a superb vantage point for relaxing and enjoying the field views. There is also a further wooden shed.

## LOCATION

Nestled in the North Norfolk countryside, Oulton is a charming rural village offering a peaceful setting whilst being conveniently close to the market town of Aylsham and the stunning North Norfolk coastline. The village offers easy access to several scenic walking routes, including the historic Blickling Hall estate, with its extensive parkland, woodland trails, and picturesque lake. Oulton is also conveniently situated close to some of Norfolk's most popular country pubs, including The Gunton Arms, The Walpole Arms, and The Buckinghamshire Arms.

## AGENTS NOTE

Spring Cottage is Freehold  
Broadland District Council  
Tax Band B  
Oil Fired Central Heating  
Mains Water and electricity  
Newly installed Sewage Treatment Plant



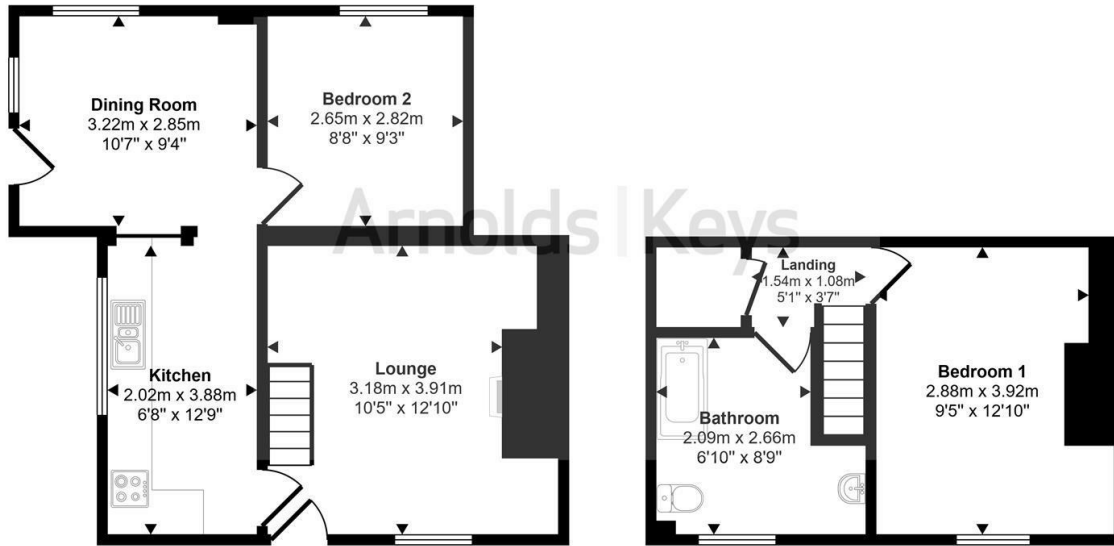
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>82</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>52</b>               |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
66 sq m / 715 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft

First Floor  
Approx 24 sq m / 261 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

