



Helen Cottage, Chalk Hill, Great Cressingham, IP25 6NP

welcome to

Helen Cottage, Chalk Hill, Great Cressingham

>>CHARACTER PROPERTY! A 2 Bedroom cottage in the sought after village location of Great Cressingham, boasting a cosy lounge with feature fireplace, fitted rear facing kitchen, UPVC double glazing throughout and far reaching countryside views with the village green exactly 100 yards from the door!



Accommodation

Part glazed entrance door opening to:

Lounge

Feature fire place with an inset wood burning stove and slate hearth, UPVC double glazed window to the front aspect

Hallway

Stair case rising to the first floor landing, under stair storage cupboard, opening to the kitchen and door opening to ground floor bathroom

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space for an electric cooker, space for an under counter appliance, UPVC double glazed window to the rear aspect.

Ground Floor Bathroom

Suite comprising low level w.c, hand wash basin, space and plumbing for a washing machine, panelled bath with mixer tap and hand-held shower attachment, storage cupboard, window to the kitchen.

Bedroom 1

Carpet flooring, loft access, UPVC double glazed window to the front aspect offering far reaching field views

Bedroom 2

Wood effect flooring, UPVC double glazed window to the rear aspect

Outside

The front of the property is approached via small steps and a gravelled area, potted plants are located under the lounge window

Location

Great Cressingham is a peaceful, semi-rural village that lies approximately 15 miles from Dereham, 5

miles from Watton and 6 miles south from the bustling market town of Swaffham. The village boasts a church, a beautiful village green (ideal for dog walking), and a popular public house/restaurant with accommodation called The Olde Windmill Inn. The village school was built in 1840 and was used as a local Authority school until 1992 and has now been restored as closely as possible to how it would have been in Victorian times, currently running historical school days.

Swaffham itself is located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads is also only about an hour away. Swaffham boasts ample free parking within the town and is also on an excellent, regular bus route. There is a small, social history museum, many public houses, restaurants and cafes, together with supermarkets including Waitrose, Asda and Tesco, together with independent shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. The Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/SFM111305



welcome to

Helen Cottage, Chalk Hill, Great Cressingham

- Cosy 2 bedrooms character cottage
- Lounge with feature fire place
- Fitted rear facing kitchen
- Ground floor bathroom
- UPVC double glazed windows, electric storage radiators

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111305



Property Ref:
SFM111305 - 0003

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.

directions to this property:

Leave Swaffham via Brandon Road and continue along the A1065 for approximately 4 miles until reaching the left hand turn, sign posted 'Great Cressingham'. Proceed along this road, passing The Olde Windmill Inn, public house/restaurant and over the bridge along Water End. This road merges onto Chalk Hill, take the first right hand turn and the property can be found on the left hand side, ,



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk