



Hellington Corner, Bergh Apton - NR15 1BE



Hellington Corner

Bergh Apton, Norwich

Enjoying a generous 0.26 acre plot (stms), this charming SEMI-DETACHED COTTAGE offers an enviable blend of PERIOD CHARACTER and modern comfort, with EXTENSION POTENTIAL (stp) for those seeking further space. The property has undergone EXTENSIVE WORKS, including RE-ROOFING and REPLACEMENT WINDOWS, ensuring peace of mind for the new owners. Spanning approximately 1010 sq. ft (stms), the accommodation is thoughtfully arranged to maximise NATURAL LIGHT and flow. The impressive 16' SITTING ROOM is a welcoming retreat, boasting DUAL ASPECT WINDOWS and a cosy WOOD BURNER, perfect for relaxing evenings. The 16' KITCHEN/DINING ROOM is equally impressive, featuring FRENCH DOORS that open directly onto the garden, creating a seamless indoor-outdoor living experience. THREE well-proportioned BEDROOMS showcase delightful CHARACTER FEATURES, adding warmth and personality to each space. The property also benefits from a modern APP CONTROLLED ELECTRIC HEATING system, a convenient ground floor W.C, and a separate FAMILY BATHROOM complete with a shower.



Step outside and discover THE GREAT OUTDOORS, where the rear garden unfolds from both the kitchen and sitting room, inviting you to enjoy the tranquil surroundings. A generous PATIO seating area provides the ideal setting for entertaining guests or enjoying alfresco dining throughout the warmer months. Mature planting and thoughtfully landscaped shrubbery frame the garden, with a large bark-chipped shrub bed and dedicated space for keeping chickens, offering a touch of rural living. The garden is enclosed by hedging and fencing, ensuring privacy and security. A series of useful OUTBUILDINGS line the garden, with approximately 427 sq. ft (stms) of versatile SPACE, this home is perfectly suited to a variety of lifestyles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Cottage with Extension Potential (stp)
- Approx. 0.26 Acre Plot (stms)
- Approx. 1010 Sq. ft (stms) of Accommodation
- Approx. 427 Sq. ft (stms) of Outbuilding Space
- 16' Sitting Room with Dual Aspect Windows & Wood Burner
- 16' Kitchen/Dining Room with French Doors to Rear
- Three Bedrooms with Character Features
- W.C & Separate Family Bathroom with Shower



Bergh Apton is a popular south Norfolk village, located within close proximity to the Norfolk Broads, and a short drive from the larger village of Poringland which offers a range of everyday amenities. The neighbouring village of Alington houses a popular village school which is a popular reason for moving to the area. The A146 provides easy access into Norwich, the A47, Beccles and the East Coast, with the major villages, and the City of Norwich offering further amenities and excellent transport links by road and rail.

SETTING THE SCENE

Fronting the road with a shingle driveway, off road parking and turning space can be found with wrought iron double gates opening up to a side driveway and further parking. A range of mature planting can be found to front with an access door taking you to the hall entrance, with stairs rising to the first floor landing and front facing window for natural light.

THE GRAND TOUR

An attractive brick tiled flooring runs underfoot which ample space for coats and shoes. Doors lead off to the ground floor kitchen and living accommodation, whilst a useful ground floor W.C continues with brick tiled flooring, useful storage space and a two piece suite including storage under the hand wash basin. The main sitting room offers dual aspect views to the front and rear with a feature fireplace including an inset cast iron wood burner, with brick tiled hearth, stripped wood flooring and a range of built-in storage cupboards. Door leads out to the rear garden and the patio beyond. The main kitchen/dining space is fully open plan with a fitted range of wall and base level units with solid wood work-surfaces and an inset ceramic butler sink. Space is provided for a gas cooker with wood effect flooring underfoot, space for a fridge freezer and washing machine, with an integrated dishwasher. Dual aspect views face to side and rear, with exposed timber beams and recessed spotlighting above, space for a dining table and French doors leading out to the rear garden.

Heading upstairs, the first floor landing is finished with wood effect flooring underfoot, velux window and loft access hatch. The main bedroom sits to the rear with arch topped French doors opening up to a 'Juliet' style balcony with attractive garden views, side facing window, wood effect flooring, and exposed timber beams. The second bedroom sits to the front sitting under exposed timber beams with a feature fireplace creating a focal point to one corner, with stripped wood flooring underfoot. The third bedroom sits adjacent with garden views, exposed brickwork and stripped wood flooring. The main family bathroom offers a period style four piece suite with a freestanding panel bath and mixer shower tap, corner shower cubicle with electric shower and aqua-board splash-back, low level WC and hand wash basin set within a vanity unit with storage cupboard under.

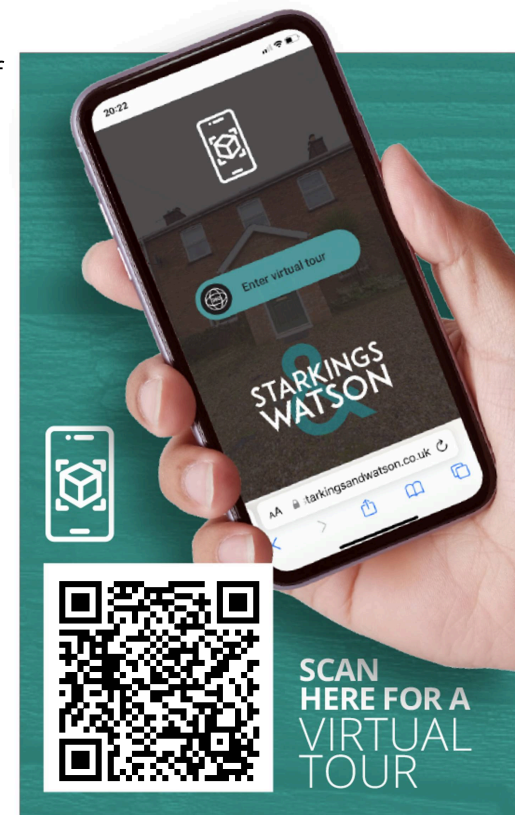
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







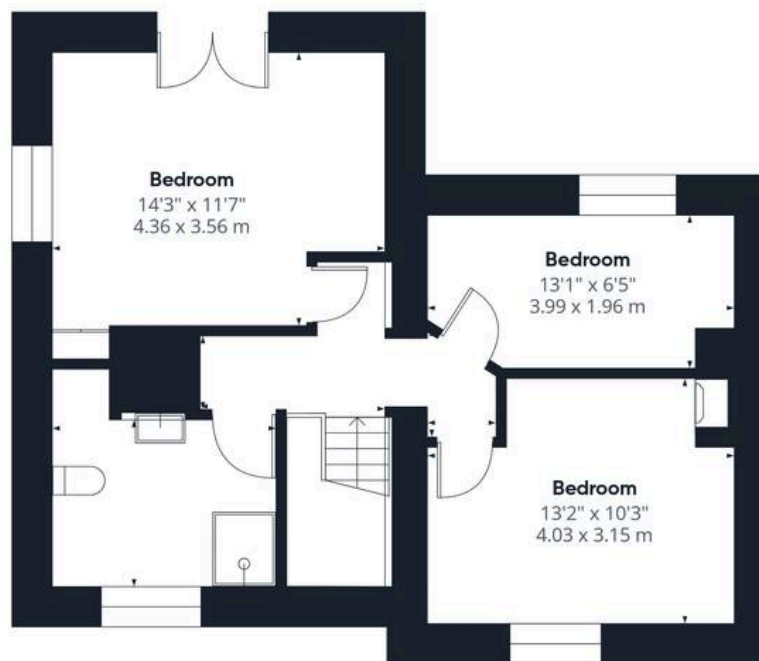
THE GREAT OUTDOORS

The rear garden opens up with the main lawned expanse heading out from the kitchen and sitting room doors, with a patio seating area offering ideal space for entertaining and alfresco dining. A range of mature planting and shrubbery leads down the borders, with the current vendors including a large shrub bed finished with bark chippings and mature planting to one side, and space for keeping chickens beyond. A range of outbuildings lead down the garden with hedging and fencing enclosing the borders. The garden continues mainly laid to lawn, with ample space for vegetable plots and storage. The first storage building is accessed via a door to front having been used as a storage area with a range of windows, fitted carpet, power and lighting. The second brick built building offers a door to front, used as a gym with windows to front, side and rear, storage above, power and lighting.





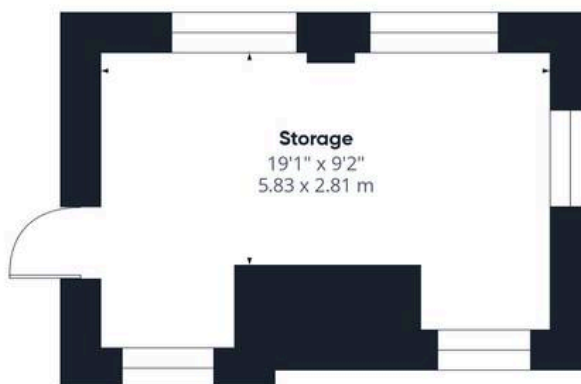
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

1437 ft²

133.4 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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