



Applewell Brick Kiln Lane, Kerdiston NR10 4RR

welcome to

Applewell Brick Kiln Lane, Kerdiston

Applewell is a four-bedroom period cottage with large gardens and extensive open country and field views. Features include beamed living room with woodburner and two further receptions.

Entrance Porch

With natural wood front door from the garden, small window to either side, wood and glazed double doors opening to a lobby reception area, with latch door opening off to either side.

Lounge Diner

A fine room with beamed ceiling, natural wood floor and double aspect light and outlook from front and side windows. Feature brickwork fireplace has woodburner,

Garden Sitting Room

With tall double glazed window looking onto the rear patio area, double glazed rear window, shelved alcove either side of chimney breast, exposed panel of flintwork, deep understairs storage space with curtain across.

Rear Hallway

With part glazed natural wood door opening out to the garden, quarry tile flooring, coats hanging and door opening to;

Utility/Cloaks Wc

With Quarry tiled floor, double aspect from two windows, WC, wash basin, plumbing and space for washing machine and tumble dryer.

Kitchen/Breakfast Room

With large double glazed front window, Quarry tiled floor, fitted range of base and wall units. Natural wood work surfaces have 1.5 bowl sink unit, cooker with hood above, space for fridge/freezer, corner alcove, feature arched former fireplace to chimney breast and beam. vendor informs us there is concealed plumbing for a dishwasher.

Rear Hall Lobby

with stairway leading off, a step-in 'pantry-style' cupboard with electric light and shelving.

Study

with double glazed rear window overlooking garden, brickwork chimney breast, exposed flintwork panel, part glazed door opening out to rear garden, via canopy style porch.

First Floor

A generous interesting space with an eclectic mix of natural wood latch doors opening off to bedrooms, Ballustrade to stairwell.

Bedroom One

With natural wood floor, beam, double glazed front window overlooking garden and countryside beyond, wash basin atop cupboard.

Bedroom Two

With natural wood floor, beam, double glazed rear window with field views.

Bedroom Three

An L-Shaped room with two double glazed windows to the rear enjoy open field views, beam & fitted carpet.

Bedroom Four

A characterful fourth bedroom ideal for child or study, Enjoying plenty of natural light and field views from rooflight window to sloped ceiling and deep dormer style double glazed window. Sections of sloped ceiling, decorated floorboards, natural wood fronted built-in cupboards including airing cupboard.

Family Bathroom

A generous room, with double glazed front window

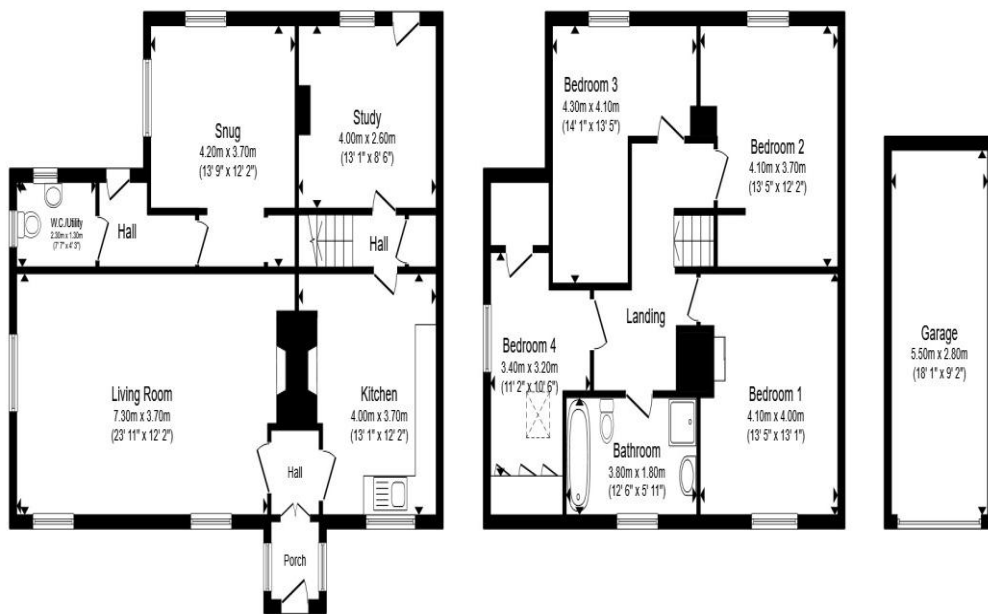
overlooking garden and on to countryside, Stylishly fitted out with roll top bath, WC, wash basin and shower cubicle, chrome towel radiator, beam.

Outside

The property enjoys sizeable and attractive gardens with large areas of lawn, brick paved patio and shingled sitting areas, You can follow the sun around from morning to evening. Generous space set aside for kitchen garden including beds and greenhouse with a fine old oak tree to one corner. Paved and shingled pathways enable easy access around the gardens. There is a pond, external oil-fired heating boiler, raised sleeper bed, Walkway alongside a hedge with feature archway framing a nice view from the Lounge, Well stocked with a variety of fruit trees, shrubs and flowers, a trellis arch, dwarf hedging on the approach. You have Right of Way over a short stretch of shared driveway from the road to your front garden where there is a generous garage with parking in front.

Agents Notes

This property has a private drainage system and bore hole water supply, shared with next door. There is a right of way in your favour over the adjoining cottage garden, which is mainly of benefit to your postman and other deliveries.



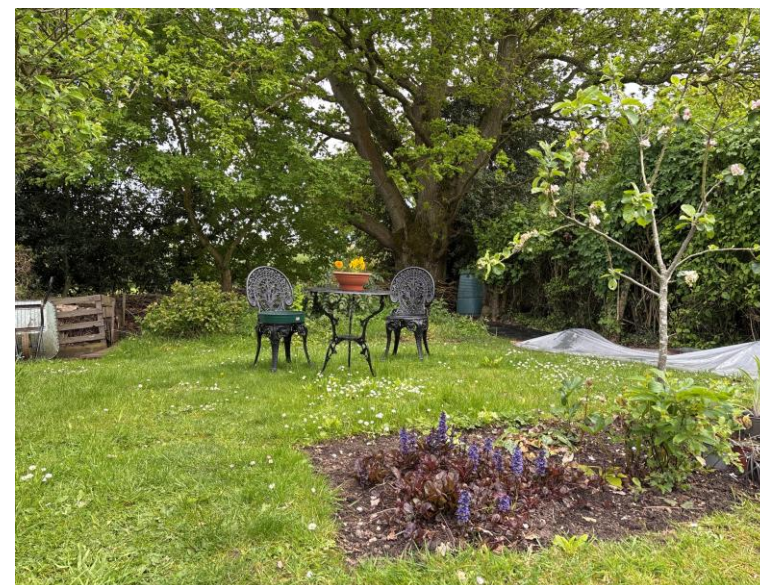
Ground Floor

First Floor

Garage

Total floor area 171.0 m² (1,841 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Applewell Brick Kiln Lane,
Kerdiston

- Country setting and views
- Large Gardens
- Four bedrooms
- Beamed Living Room with woodburner
- Garden Room and Home office

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

offers in excess of
£500,000

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.



RPM103959



Property Ref:
RPM103959 - 0009

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.

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