



Church View, 3 Hindolveston Road, FOULSHAM NR20 5RX.

Offers sought in the region of
£190,000
Freehold

Grade 2 Listed, semi-detached Cottage with deceptively spacious, electrically heated accommodation spread over 3 floors, and fine views to the East to Holy Innocents' Church.

The accommodation includes, On the Ground Floor; bay fronted Sitting room with wood burner, and Kitchen. On the First Floor; a further Sitting room/Bedroom, and Shower room; and on the top floor; 2 further Bedrooms.

To the rear is a small, well enclosed patio garden.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk



Directions: From Fakenham take the A.1067 Norwich Road, and proceed for 6½ miles. After passing through Guist, turn left just after the garage, as signposted Foulsham. Follow the road for a further 1¼ miles into the village, and at the junction turn left into Hindolveston Road. The property is immediately on the left, opposite the Church.

Location: Foulsham is a small, rural village about 9 miles South-East of the Market Town of Fakenham, 10 miles from Dereham, 12 miles from Aylsham and 19 miles from the City of Norwich. The village is well served with a variety of shops, a primary school and a fine Church. Further excellent shopping, educational, sporting and leisure facilities are available in the aforementioned Towns, and there is a direct rail link to London Liverpool Street and an international airport in Norwich. The picturesque North Norfolk Coast is 15 miles distant and is well known for its lovely sandy beaches, marshes, cliffs, nature reserves, golf, sailing and bird watching facilities.



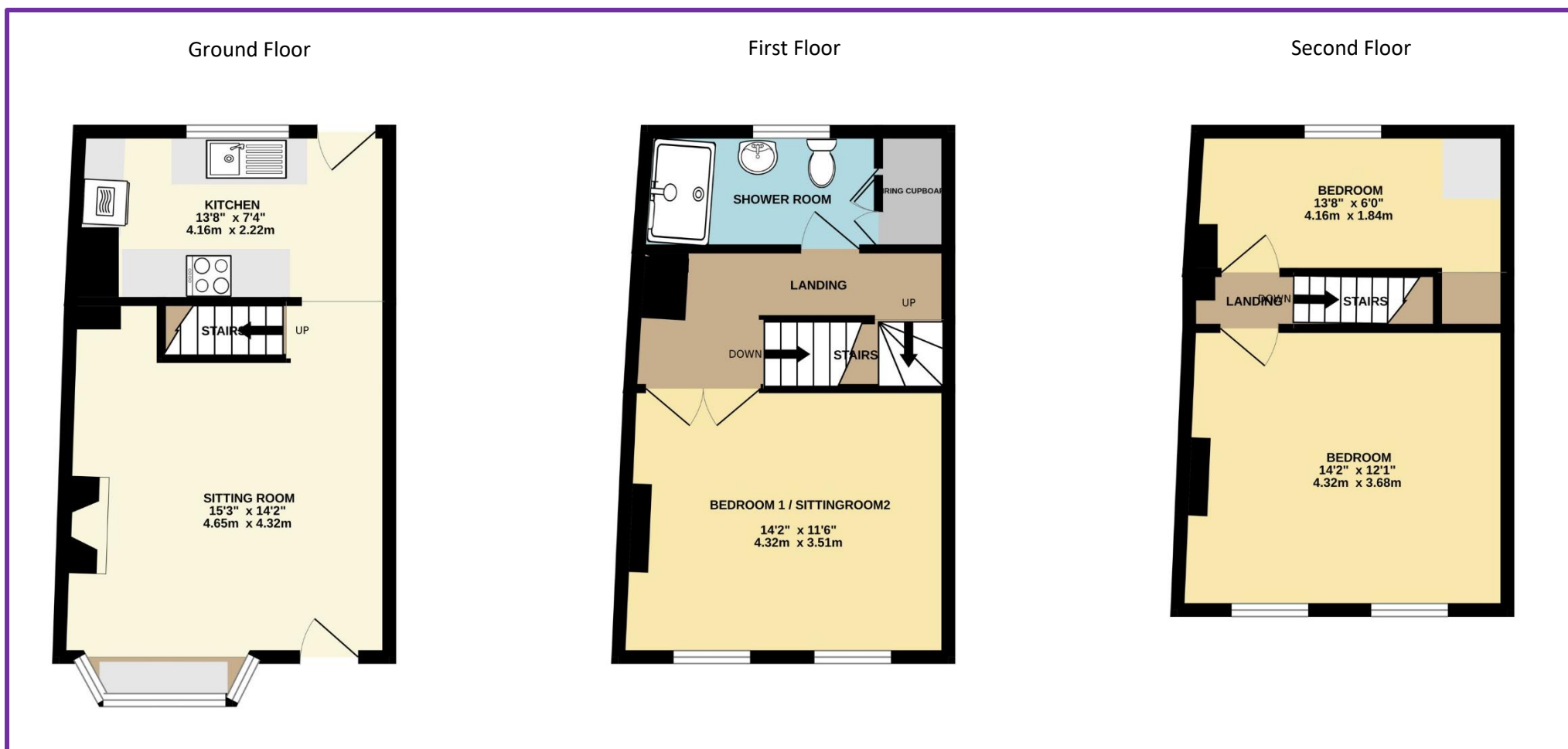
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Ground Floor:

Sitting room: 15'3" x 14'2", (4.7m x 4.3m). Attractive bay window with fitted seat. Wood burner. Night storage heater. TV point. Telephone point.

Kitchen: 13'8" x 7'4", (4.2m x 2.2m). Stainless steel sink unit with mixer tap, set in fitted work surface with tiled splashback, and cupboard, appliance space and plumbing for washing machine under. Further fitted work top with tiled splashback, and drawers, cupboards and appliance space under, and built-in 4 ring electric hob unit with recirculating hood over. Matching rang of wall mounted cupboards units. Built-in double oven with cupboard over and under. Fitted shelf with tiled surround, and cupboard under. Electric radiator. Spotlights. Roller blind. Half glazed door to outside.

First Floor:

Galleried Landing: Glazed double doors to;

Sitting room 2/Bedroom 1: 14'2" x 11'6", (4.3m x 3.5m). 2 sash windows offering fine views to the village Church. Attractive fireplace surround. Night storage heater. TV point.

Shower room: Fully tiled shower cubicle with sliding glazed doors. Low level WC. Pedestal hand basin with mixer tap and tiled splashback. Airing cupboard with louvered doors, factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. Electric heater. Extractor fan.

Second Floor:

Landing:

Bedroom 2: 14'2" x 12'1", (4.3m x 3.7m). 2 sash windows overlooking Church. "Creda" night storage heater. Ceiling recessed spotlights. Telephone point. TV point.

Bedroom 3: 13'8" x 6'0", (4.2m x 1.8m) + recess with hatch to roof space. Electric heater. Fitted shelves. Double glazed window.

Outside: To the rear of the property is a small, well enclosed patio garden with raised flower borders, and a wood store.

Services: Mains water, electricity & drainage are connected to the property.

District Authority: Broadland District Council, Norwich. 01603 431133

Tax Band: "C".

EPC: "E".

