



Orchard Cottage The Street, Honing North Walsham NR28 9AB

welcome to

Orchard Cottage The Street, Honing North Walsham

This extended and modern three bedroom semi-detached house in the rural village of Honing would make an ideal family home with plenty of downstairs space, garage, driveway parking and a summer house/ home office.



Description

Occupying a generous plot in a sought after rural village location of Honing, this extended three bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal family home. The property features a well-appointed kitchen/ diner, utility room, dining room, lounge/ diner, conservatory, shower room and entrance porch on the ground floor. The first floor offers three bedrooms and a family bathroom. Externally, you'll find ample driveway parking, a garage and a fantastic wrap-around garden with an impressive 11' x 11' summer house, perfect as a home office or hobby room, there are solar panels fitted onto the roof to the rear. The property is being offered with no onward chain, this is a wonderful opportunity to secure a spacious home in a peaceful village setting.

Entrance Porch

Double glazed door to the side aspect, double glazed window to the front aspect, telephone point, radiator and tiled flooring.

Entrance Hall

Stairs to the first floor, under stair storage, radiator and tiled flooring.

Shower Room

Suite comprising WC, wash hand basin with vanity unit, shower cubicle with rainfall shower, heated towel rail, part tiled walls, laminate flooring and a double glazed window to the side aspect.

Lounge/ Diner

Double glazed double doors to the rear aspect, allowing access to the rear garden, double glazed window to the front aspect, brick fireplace with open fire, television point, wall lights, two radiators and carpeted flooring.

Dining Room

Double glazed window to the rear aspect, wall lights, television point, radiator and laminate flooring,

Kitchen/ Diner

Fitted kitchen with a range of wall and base units with work surfaces over, space for electric oven and hob with cooker hood above, space for undercounter fridge, plumbing for dishwasher, stainless steel sink drainer, tiled splashback, exposed beams, double glazed windows to the front and rear aspect, radiator and tiled flooring.

Utility Room

Plumbing for washing machine, work surfaces, wall unit, electric fuse box, access into loft space and tiled flooring.

Conservatory

Doors to the front and side aspects, double glazed windows to the front, side and rear aspects, wall lights, radiator and tiled flooring.

First Floor Landing

Access into loft space and carpeted flooring.

Bedroom One

Double glazed window to the rear aspect, telephone point, radiator and carpeted flooring,

Bedroom Two

Double glazed window to the front aspect, television point, radiator and laminate flooring.

Bedroom Three

Double glazed window to the rear aspect, radiator and laminate flooring.

Family Bathroom

Suite comprising bath with shower over, WC, pedestal wash hand basin, light up mirror, airing cupboard with hot water tank, decorative pannelled walls, laminate flooring, radiator and a double glazed window to the front aspect.

Exterior

The property boasts ample driveway parking and a garage with up and over door to the front. The garden is wrap-around, to the front you will find a

low-maintenance, enclosed courtyard garden laid to patio with a garden shed, oil boiler and oil tank, outdoor tap and lighting. The side of the property is paved and boasts more storage, the rear garden has patio and lawn areas, bordering mature beds with plenty of plants, shrubs and trees, a garden shed, green house and a summer house with power and lighting which would make an ideal home office, gym or other hobby room. The property benefits from solar panels on the roof and a sewage treatment plant to the front which is shared by ten local properties - please call the office for more information.

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.



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welcome to

Orchard Cottage The Street, Honing North Walsham

- Extended Semi-Detached House
- No Onward Chain
- Private Development of Four Properties
- Rural, Secluded Location
- Garage & Driveway Parking

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



Total floor area 119.3 m² (1,284 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.co



offers in excess of
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110223 - 0003

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