

PRICE GUIDE

£450,000

Sustead, NR11 8RU

Arnolds | Keys









THE PROPERTY

Wendy Cottage, Sustead, NR11 8RU

A delightful four bedroom home situated within the picturesque village of Sustead.
The property has been sympathetically renovated and altered by the current owners to provide beautifully presented and versatile accommodation, perfectly combining characterful charm with modern finishes.
The property comprises an entrance porch leading to the hallway, a bright open plan kitchen/living/dining room which offers the ideal place to entertain the family, a utlity room and a groundfloor shower room. A cosy sitting room and a home office complete the groundfloor accommodation.
To the first floor the split level landing leads to four double bedrooms and a stylish family bathroom.
The property boasts off road parking, a rear courtyard style garden and a front garden.

Sustead is an idyllic village, surrounded by scenic countryside yet conveniently close to the local market towns and beautiful North Norfolk Coast.

4 2 3 C E

THE DETAILS

ENTRANCE PORCH
Solid wood door to front entrance, double glazed window to side aspect, timber door to hallway.

ENTRANCE HALLWAY
Laminate flooring, carpeted stairs to first floor.

KITCHEN/LOUNGE/DINING ROOM
Four Velux windows, double glazed French doors and two windows to front aspect, laminate flooring, two radiators. Exposed flint wall, inglenook fireplace with wood burning stove. Kitchen fitted with shaker style base units with wooden worksurface over, inset ceramic Belfast sink, fitted Range double oven with cooker hood over, integrated dishwasher, space for free standing fridge freezer.

RECEPTION ROOM
Double glazed window to front aspect, laminate flooring, electric 'Everhot' heater.

HOME OFFICE
Double glazed French doors to rear, laminate flooring, radiator.

UTILITY ROOM
Fitted with a base unit with timber worksurface over, oil fired boiler, space and plumbing for washing machine and tumble dryer, laminate flooring.

SHOWER ROOM
Double glazed window with obscured glass to side aspect, fitted with shower cubicle, WC, wash hand basin.

FIRST FLOOR LANDING
Double glazed window to side and front aspect, carpet.

BEDROOM TWO
Two double glazed Velux windows to rear aspect and window to side, carpet, radiator.

BEDROOM ONE
Two double glazed windows to front aspect, one to side, carpet, radiator.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator, built in wardrobes.

BEDROOM FOUR
Skylight, carpet, radiator.

BATHROOM
Double glazed obscured window to rear aspect, fitted with a bath with shower over, vanity unit with wash hand basin, WC, lamiante flooring, panelled walls, radiator.

EXTERNAL
To the front the property is bordered with a low lying flint wall with a shingle driveway. The front garden is laid to lawn, with side access to the rear courtyard style garden which features a patio seating area and an external store room.

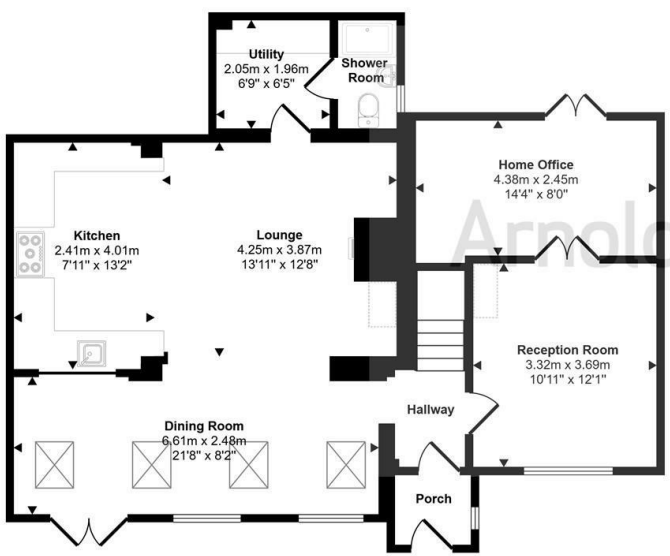
AGENTS NOTES
This property is Freehold.
Mains electricity and water connected.
Oil fired central heating.
Shared charges for bio-septic tank approx £100 PA.



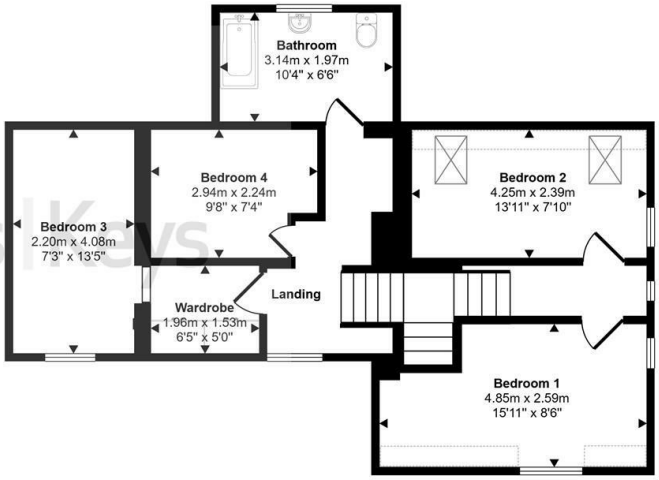
Location

Sustead is a small and peaceful Norfolk village, situated in the attractive North Norfolk countryside, approximately four miles south of Cromer. Surrounded by open fields and rural landscapes, the village offers a quiet village lifestyle with plenty of opportunities for countryside walks. The nearby market town of Holt and the coastal town of Cromer provide a wider range of shops, cafés, restaurants and everyday amenities, with Cromer also offering sandy beaches and a traditional seaside atmosphere.

Approx Gross Internal Area
148 sq m / 1589 sq ft



Ground Floor
Approx 84 sq m / 904 sq ft



First Floor
Approx 64 sq m / 686 sq ft

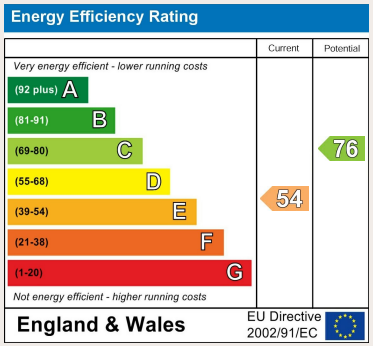
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250