

Aldreds
Estate Agents



St Helen's Cottage Waxham Road, Sea Palling, NR12 0UX

£220,000



3



1



2



6



£220,000

St Helen's Cottage Waxham Road

Sea Palling, Norwich, NR12 0UX

- Thatched, Attached Cottage
- Two Reception Rooms
- Potential For Further Improvement
- Generous South-West Facing Garden
- Offered With No Onward Chain
- Three Bedrooms
- Lots Of Character
- Sought After Coastal Location
- Views Towards The Village Church
- Be Quick To View

Aldreds are delighted to offer this attractive thatched cottage, situated in the sought after coastal village of Sea Palling. This characterful attached home offers lots of charming features, with accommodation including three bedrooms (one ground floor), lounge, dining room, kitchen, utility room and a ground floor bathroom.

The property benefits from a generous garden with attractive views towards St Margarets Church. Retaining much character and many original features, the property would now benefit from some investment to realise it's full potential. An ideal permanent residence, holiday home or let, offered with no onward chain.



Entrance Hall

Timber entrance door, window to rear aspect, pamment tiled floor, exposed ceiling beams, doors leading off;

Ground Floor Bedroom 11'9" x 7'8" (3.59m x 2.34m)

Window to side aspect, power points, part glazed stable style door giving access to rear garden, wall lighting.

Inner Hallway

Exposed beam, pamment tiled floor, wall lighting, pantry cupboard with obscure glazed rear facing window, door to dining room, doorway giving access to;

Kitchen 8'1" x 6'4" (2.48m x 1.94m)

Rear facing window, tiled flooring, fitted solid wood base unit with ceramic butler sink with mixer tap, wall mounted electric water heater, power points, electric cooker point.

Dining Room 12'9" x 10'7" (3.9m x 3.23m)

Front facing window and part glazed French doors leading to garden, brick floor, former fireplace with brick surround with pamment tiled hearth, inset shelving, wall lighting, exposed beams, door giving access to staircase to one of the bedrooms, doorway giving access to;





Lounge 17'7" reducing to 13'5" x 10'4" (5.37m reducing to 4.11m x 3.17m)

Two front garden facing windows, brick built fireplace surround, exposed beams, power points, telephone point, wall lighting, door giving access to second staircase to first floor, door to;

Bathroom

Rear facing obscure glazed window, panelled bath with electric water heater over, hand wash basin, low level w.c, exposed beams, wall mounted electric heater, wall lighting, door giving access to;

Utility Room 9'3" x 5'4" (2.84m x 1.63m)

Rear facing window, fitted unit and shelving, power points.

Bedroom 1 16'10" x 10'5" (5.15m x 3.2m)

With restricted headroom. Independently accessed via a staircase from lounge, front facing window, exposed floorboards and beams, power points.

Bedroom 2 17'1" x 11'1" at max (5.22m x 3.4m at max)

With restricted headroom. Independently accessed with staircase from dining room, side facing window, exposed beams and floor boards, power points.

Directions

From Aldreds Salham office, proceed along St Johns Road, turning right onto Brumstead Road, at the junction turn left towards Ingham, passing The Swan Public House on the right hand side, upon reaching the Coast Road, turn right and follow the road into the village of Sea Palling. Pass the 'S' bend in the centre of the village and continue along the Waxham Road, where the property can be found on the right hand side.



Outside

The property occupies a generous plot and backs on to the Waxham Road, with the front aspect facing the South-Westerly garden, which is laid to lawn with a paved patio area, mature shrubbery and planting to borders. The garden offers a covered seating area adjoining the property and attractive views towards the village Church and access to the side of the property.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council. Band 'A'

Location

Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including food outlets, a Tesco supermarket and doctors, schools and a library.

Reference

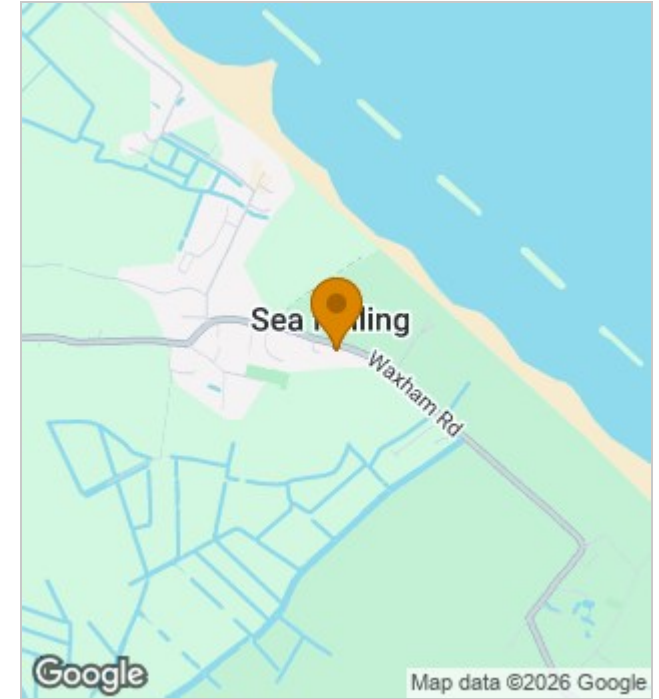
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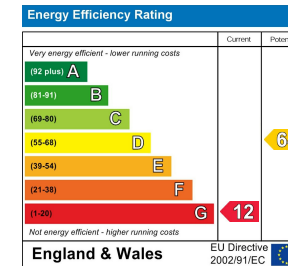
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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