



**Staithe Lodge The Street, Swafield North Walsham NR28 0RQ**



**welcome to**

**Staithe Lodge The Street, Swafield North Walsham**

This recently extended six bedroom character cottage with three receptions and plenty of parking is nestled in the North Norfolk village of Swafield and is being offered with NO ONWARD CHAIN!



## Description

Situated in a rural location between North Walsham and Mundesley, this detached character cottage would make an ideal family home! The property has been recently converted and extended to maximise living space and offers accommodation comprising entrance porch, entrance hall, kitchen, lounge, dining room, utility room, shower room and third reception room on the ground floor. The first floor boasts six double bedrooms, two with an en-suite and a family bathroom. Externally, the property has gated access and a driveway offering parking for multiple vehicles and wrap-around garden space. This property needs to be viewed to be fully appreciated and is being offered with no onward chain!

### Entrance Porch

Wooden door to the front aspect and laminate flooring.

### Entrance Hall

Stairs to the first floor, understair cupboard, radiator, laminate flooring and exposed beams.

### Kitchen

16' 8" x 11' ( 5.08m x 3.35m )  
Fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, stainless steel sink drainer, space for under counter fridge, built in dishwasher, tiled splashback, laminate flooring and double glazed windows to the front and rear aspects.

### Utility Room

Space for washing machine and tumble dryer, stainless steel sink drainer, two under counter spaces, radiator, laminate flooring, double glazed windows to the side and front aspects and a double glazed door to the side aspect.

### Dining Room

20' 4" x 9' 3" ( 6.20m x 2.82m )  
Double glazed sliding door to the rear aspect, spotlights and laminate flooring.

### Lounge

25' 6" Max x 16' 9" ( 7.77m Max x 5.11m )  
Double glazed windows to the rear and front aspects, double glazed double door to the rear aspect, brick fireplace with woodburner, television point, wall lights, radiator, exposed beams and carpeted flooring.

### Reception Room 3

17' 8" x 17' 5" ( 5.38m x 5.31m )  
Double glazed windows to the front aspect, airing cupboard with hot water tank, television point, spotlights and laminate flooring.

### Shower Room

Suite comprising WC, wash hand basin with vanity unit, shower cubicle, heated towel rail, laminate flooring, double glazed window to the rear aspect and exposed beams.

### First Floor Landing

Double glazed window to the front aspect, access into loft space, airing cupboard with hot water tank, storage cupboard, two radiators, exposed beams and carpeted flooring.

### Bedroom One

17' 9" x 15' 2" ( 5.41m x 4.62m )  
Double glazed window to the rear aspect, two fitted wardrobes, television point, radiator and carpeted flooring.

### En Suite

Suite comprising WC, wash hand basin with vanity unit, bath with mixer taps and shower over, spotlights, extractor fan, heated towel rail, laminate flooring and a double glazed window to the side aspect.

### Bedroom Two

10' 2" x 9' 5" ( 3.10m x 2.87m )  
Double glazed window to the front aspect, fitted wardrobe, television point, radiator and carpeted flooring.

### En Suite

Suite comprising WC, wash hand basin with vanity unit, shower cubicle, extractor fan, spotlights, heated towel rail, laminate and a double glazed window to the front aspect.

### Bedroom Three

12' 4" x 11' ( 3.76m x 3.35m )  
Double glazed window to the rear aspect, two fitted wardrobes, television point, radiator and exposed beams.

### Bedroom Four

10' 8" x 9' 6" ( 3.25m x 2.90m )  
Double glazed window to the rear aspect, radiator, carpeted flooring and exposed beams.

### Bedroom Five

10' 3" x 11' 7" ( 3.12m x 3.53m )  
Double glazed window to the side and front aspect, access into the loft space, fitted wardrobe, television point, radiator and carpeted flooring.

### Bedroom Six

10' 6" x 9' 7" ( 3.20m x 2.92m )  
Double glazed window to the rear aspect, radiator, carpeted and exposed beams.

### Family Bathroom

Suite comprising WC, wash hand basin with vanity unit and tiled splashback, bath with mixer tap, spotlights, extractor fan, radiator and vinyl flooring.

### Exterior

The front of the property is gated with driveway space for multiple vehicles and a front garden with garden shed, lawn, flower beds and gravel areas. The rear garden has gravel areas, a pergola that currently houses a hot tub, pathways, lawn, mature trees and shrubs and the oil central heating boiler.



***view this property online*** [williamhbrown.co.uk/Property/NWM109707](http://williamhbrown.co.uk/Property/NWM109707)



**welcome to**

## **Staithe Lodge The Street, Swafeld North Walsham**

- Extended Character Cottage
- Rural Location
- 5 Minute Drive to North Walsham Town Centre
- Six Bedrooms
- Three Reception Rooms

Tenure: Freehold EPC Rating: E

Council Tax Band: E

# £500,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM109707](https://williamhbrown.co.uk/Property/NWM109707)



Property Ref:  
NWM109707 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**