

Archway Cottage, 47 | Eastgate Street | North Elmham | NR20 5HE

Guide Price £250,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT



Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



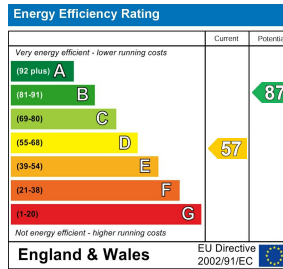
First Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted here have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanItUp.



Description

This three bedroom mid terraced character cottage has been recently redecorated throughout and is located in the popular village of North Elmham. The property combines traditional charm with modern practicality and is ideal for anyone seeking a well presented village home.

The property is entered from the rear, leading into a hallway with access to a WC/utility room that provides space for appliances. It features a 20'2" kitchen/diner with ample room for a dining table, while at the front is a 13'5" lounge with a decorative fireplace and wood burner (for decorative use only).

Upstairs, there are three bedrooms, two with fitted wardrobes, and a family bathroom, a rare feature for cottages of this type. The property has been freshly decorated with some new carpets and benefits from electric central heating and double glazing.

Situated within walking distance of village amenities and the local primary school, the cottage offers convenient access to nearby market towns and the North Norfolk coast.

Key features

- Guide Price £250,000 - £260,000
- Rear entrance hall and WC/utility room providing space for appliances
- 13'5" lounge featuring a feature fireplace and wood burner (for decorative use only)
- First floor family bathroom, a rare feature for cottages of this type
- On-street parking available outside the property
- Three bedroom mid terraced character cottage in the popular village
- Dual aspect 20'2" kitchen with ample room for a dining table
- Three first-floor bedrooms, two with fitted wardrobes
- Rear garden plus 11'8" x 8'2" outbuilding to the rear with power and lighting
- Electric central heating and double glazing throughout

Council Tax Band & Local Authority: A, Breckland
Deposit Required:

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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