



**Hoole House Cottages, Holehouse Road, Witton,  
North Walsham NR28 9NP**

welcome to

## Hoole House Cottages, Holehouse Road, Witton, North Walsham

This characterful 2 bedroom cottage with double garage, driveway parking and good sized garden backing onto fields is in a rural location approximately halfway between North Walsham town and Walcott Beach and would make an ideal main residence, second home or holiday let!



## Utility Porch

17' 9" x 6' 6" (5.41m x 1.98m)

UPVC with a brick base, space for tumble dryer, plumbing for washing machine, power and light, door leading to the hallway.

## Kitchen

9' 7" x 8' 1" (2.92m x 2.46m)

Fitted kitchen with range of farmhouse style wall and base units and work surfaces over, Rayburn cooker, pantry cupboard, space for fridge freezer, telephone point, double glazed windows to the front and side aspects, stainless steel sink drainer, tiled splashbacks and laminate flooring.

## Lounge

15' 5" x 15' (4.70m x 4.57m)

Door to the front aspect, stairs to the first floor, understairs cupboard, wood burner, radiator, double glazed window to the front aspect and carpeted flooring.

## Conservatory

14' x 11' 11" (4.27m x 3.63m)

UPVC with brick base, tiled hearth and flue, radiator and carpeted flooring.

## Bathroom

Suite comprising bath with mixer tap and Aqualisa shower over, wash hand basin and WC, shaver point, towel rails, part tiled walls, double glazed window to the rear aspect.

## First Floor Landing

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

## Bedroom One

14' 8" x 9' (4.47m x 2.74m)

Double glazed window to the front aspect, access to the loft, fitted wardrobe, telephone point, radiator and carpeted flooring.

## Bedroom Two

15' 4" x 8' 8" (4.67m x 2.64m)

Double glazed window to the front and rear aspect, telephone point, radiator and wooden flooring.

## Cloakroom

Suite comprising wash hand basin and WC, double glazed window to the rear aspect and carpeted flooring.

## Exterior

The property boasts a mature garden that wraps around the front, side and rear aspects of the cottage. There is an array of bushes, shrubs, trees, hedging and flowers along with a good sized lawn area and decked seating area. There is a detached double garage with up and over doors and driveway parking in front.



**First Floor**



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.focalagent.com](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/NWM109258](http://williamhbrown.co.uk/Property/NWM109258)



welcome to

## Hoole House Cottages, Holehouse Road, Witton, North Walsham

- No Onward Chain
- Double Garage & Driveway Parking
- Good Sized Garden backing onto Fields
- Conservatory
- Character Cottage Features
- Ideal Main Residence, Second Home or Holiday Let

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in the region of

**£280,000**



view this property online [williamhbrown.co.uk/Property/NWM109258](http://williamhbrown.co.uk/Property/NWM109258)

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.



Property Ref:  
NWM109258 - 0009

 william h brown



**01692 402861**



NorthWalsham@williamhbrown.co.uk



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



**williamhbrown.co.uk**