



The Common, Hanworth, Norwich, NR11 7HP

welcome to

The Common, Hanworth, Norwich

A charming two bedroom character cottage situated in the heart of Hanworth Common. This delightful home features a living room, fitted kitchen, garden room and ground floor bathroom with attractive front and rear gardens and communal parking, enjoying a picturesque village setting.



Description

Entrance Hall

Tiled floor, doors leading to bathroom, kitchen and living room.

Kitchen

Fitted with a range of wall and base level units with work surface over and tiled splashback. Electric hob with hood over, electric oven, ceramic sink and drainer unit, plumbing for washing machine, double glazed window to the front aspect, tiled floor, space for fridge-freezer.

Bathroom

Situated on the ground floor. A fully-tiled room which has access to a loft store. Fitted bath with shower overhead, low level WC, wash hand basin, heated towel rail, double glazed window.

Living Room

Multi-fuel burner set into a brick fireplace, double glazed window with pamment windowsill, looking out over the rear garden, exposed timber, electric heater, under stairs cupboard, stairs to first floor, door leading to garden room.

Garden Room

Double glazed windows to three sides making it a triple aspect room, double glazed door to outside, tiled floor, electric heater, exposed brickwork, pamment windowsills.

First Floor Landing

Exposed timbers, electric heater.

Bedroom 1

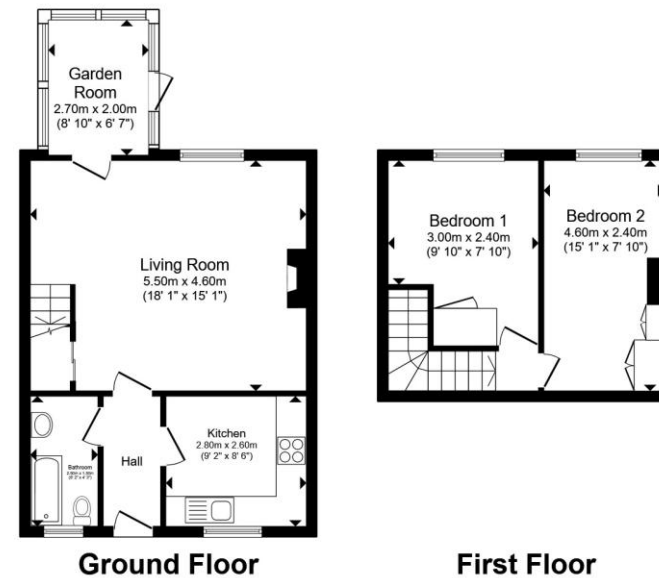
Wooden latch door opening into the room, double glazed window with brick windowsill, airing cupboard, double wardrobe, loft access.

Bedroom 2

Wooden latch door opening into room, built-in wardrobe, double glazed window with brick windowsill, exposed timbers.

Outside

The property has access to a communal parking area and a gate giving access to the front garden. The front garden is well-kept with a tiled pathway, well-stocked borders and a lawned area with a shed. To the rear of the property is an enclosed garden, laid to shingle with a gate giving access to a right of way behind the neighbouring properties.



Total floor area 71.0 m² (765 sq.ft.) approx

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.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/AYS110117



welcome to

The Common, Hanworth, Norwich

- Charming 2 Bedroom Character Cottage
- Welcoming Living Room and Fitted Kitchen
- Bright and Versatile Garden Room
- Attractive Front and Rear Gardens
- Character Features incl. Exposed Timber and Pamment Tiles

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£315,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/AYS110117](https://www.williamhbrown.co.uk/Property/AYS110117)



Property Ref:
AYS110117 - 0003

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



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



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