



CHURCH ROAD, POTTER HEIGHAM
£325,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



CHURCH ROAD, POTTER HEIGHAM, NORFOLK NR29 5LL

- Immaculately presented, detached thatched cottage
- Attractive cottage garden
- Woodburner
- Off road parking
- Versatile detached garage and workshop

An impressive and deceptive detached thatched cottage, built in 1998, immaculately presented with spacious accommodation, attractive cottage garden, off road parking and a versatile detached garage and workshop.

The accommodation consists of an entrance hall, shower room, 21ft long kitchen/dining room (which could be divided to create a study/bedroom 3), triple aspect living room with wood burner, two double bedrooms and a spacious bathroom with a cast iron claw foot bath.

Other features include oil fired central heating by radiators, sealed unit double glazing, exposed wooden floors and latch doors.

The detached garage and the adjacent workshop offers excellent potential to be adapted for a number of different uses including guest room and ensuite, annexe, studio, home office, gym etc (subject to the necessary planning permission).

Full of character without any of the drawbacks of a period property. Viewing is strongly advised.

ACCOMMODATION

Entrance Hall

Wooden floor, radiator, built in boiler cupboard.

Shower Room

Low level w/c, wash basin, shower enclosure, radiator, partially tiled walls, tiled floor, shaver point, radiator, extractor fan.

Kitchen/Dining Room: 21'9" x 11'1"

Hand built wooden kitchen finished with tiled worktops, Butler sink, oil fired Rayburn, plumbing for washing machine, extractor fan. Triple aspect; half the floor is tiled, the remainder is wooden, radiator, latch door. (This room could easily be divided to create a study/bedroom 3).

Living Room: 19'9" x 13'7"

Triple aspect with windows to front, side and rear, door to rear, staircase to first floor, under stair cupboard, wood burner with pamment tiled hearth, wooden floor.

FIRST FLOOR

Landing

Radiator

Bedroom 1: 13'10" x 13'9"

Dual aspect, with views to the rear over nearby farmland. Wooden floor, two radiators, latch door.

Bedroom 2: 11'4" x 9'10"

Window to rear with open views, wooden floor, radiator, latch door, built in wardrobe/airing cupboards.



Bathroom: 11'3" x 8'7"

Free standing claw foot roll top bath, wash basin, low level w/c, tiled floor, radiator, shaver point, extractor fan, window to front aspect.

OUTSIDE

The property is approached via a gravel driveway which provides parking for 2/3 cars. This in turn leads to a detached **Garage: 18'3" x 9'9"** with power, light and double doors. The adjacent **Workshop: 9'11" x 7'9"** also benefits from having power connected. (Offers potential to be adapted to any number of alternate uses).

The attractive cottage style garden runs around the property, enclosed by fencing and mature hedging with a variety of established flower and shrub borders. There are outside lights and an outside tap.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage, electricity

Oil fired central heating with boiler fitted in 2014.

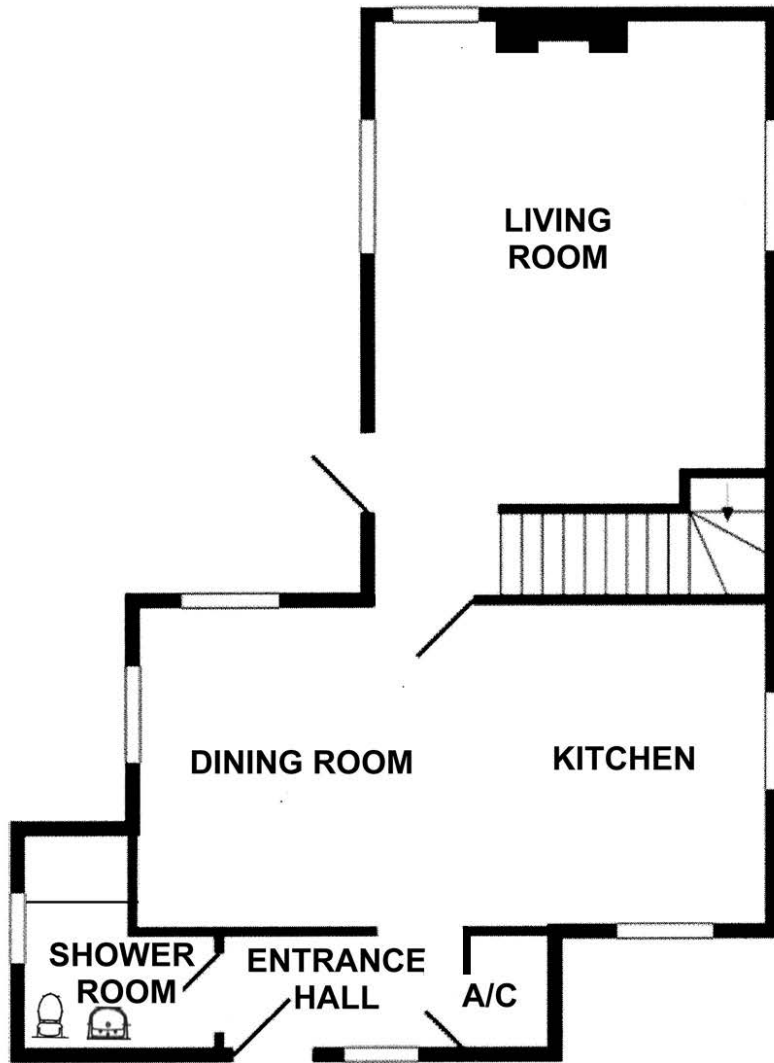
The neighbouring property has right of way across a section of the driveway.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

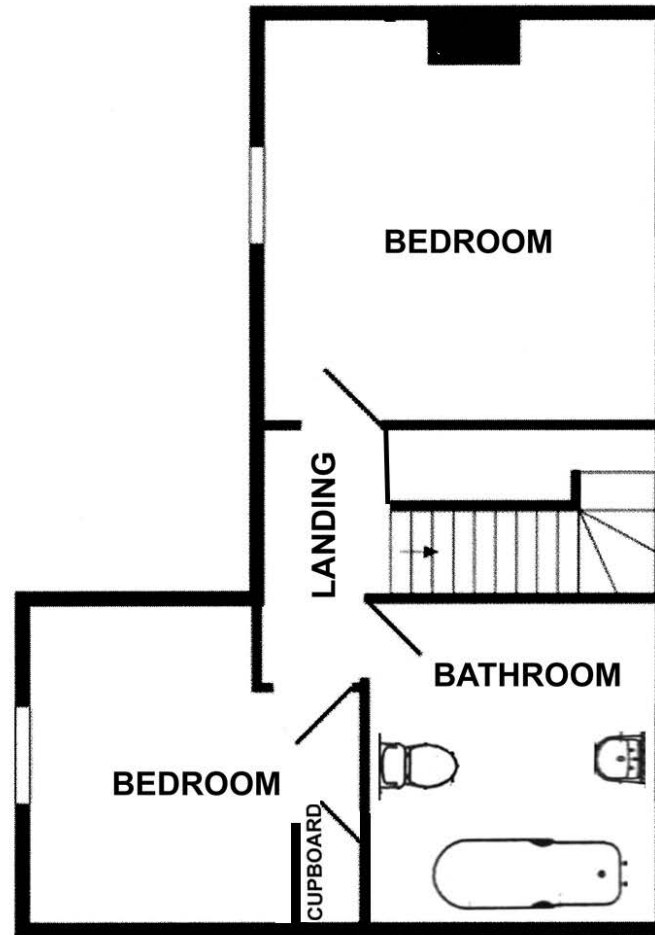
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.






GROUND FLOOR



FIRST FLOOR

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 







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