



Easter Cottage 4 The Loke, East Beckham, Norfolk, NR11 8RP

Price Guide £465,000

- Brick & Flint Cottage
- Three bedrooms
- Three bathrooms
- Inglenook fireplace with wood burner
- Breakfast room
- Oil fired central heating
- Oak internal doors
- Cottage gardens
- Summer house
- Garage & parking

Easter Cottage 4 The Loke, East Beckham NR11 8RP

A picture postcard brick and flint cottage with parts dating back 300 years, set in a secluded location in the hamlet of East Beckham. Tucked away up the Loke you will find this delightful cottage with a beautiful cottage garden, three bedrooms and three bathrooms, also many character features.

There is off road parking for a car and an attached garage to the side. An ideal home or second home, immaculately presented both inside and out.

East Beckham is just three miles from the coastal town of Sheringham and a short drive to the market town of Holt.



Council Tax Band: D



ENTRANCE PORCH

Sage green painted solid wood door to entrance porch, with pattern tiled floor, part glazed wood door to

SITTING/DINING ROOM

Two double glazed windows, to the front, carpet, stairs to first floor, doors to kitchen and ground floor bedroom. Inglenook brick fireplace with free standing wood burner, on tiled hearth. Two wall light points, underfloor heating. Beamed ceiling.

KITCHEN

A range of Shaker style cream base cupboards with quartz worktops above, tiled splashbacks. Built in dishwasher, fridge freezer and double oven. Inset induction hob, single bowl sink with mixer tap over, beamed ceiling, spot lighting, radiator, and dual control wall mounted heated towel rail, double glazed window to the rear. Tiled flooring, two velux roof lights, doors to bathroom and rear porch.

REAR PORCH

UPVC sealed unit stable door to the rear garden. Tiled flooring, double glazed window to the side. LED spot lighting, radiator, opening to

BREAKFAST ROOM/STUDY

Double glazed window to the rear, tiled flooring, TV point, radiator, ceiling light.

GROUND FLOOR BATHROOM

Double glazed window to the rear, panelled bath, separate shower cubicle, low level WC, wall mounted wash hand basin. Vinyl flooring, LED lighting, built in shelved storage cupboard, extensively tiled walls. Dual control heated towel rail and radiator.

BEDROOM TWO

From the sitting room there are two steps down into the bedroom, with Limestone tiled flooring, under floor heating, double glazed window to the front, beamed ceiling, LED lighting, TV point, oak door leading into the

DRESSING ROOM

Double glazed window to rear, limestone tiled flooring, underfloor heating, LED lighting, door into the garage and door to Ensuite.

ENSUITE SHOWER ROOM

Double glazed window to rear, limestone tiled flooring, underfloor heating, wall mounted heated towel rail. vanity sink with storage cupboard beneath, closed couple WC, separate corner shower cubicle with electric shower. LED lighting.

LANDING

Carpet, radiator, velux roof light, pine latch doors to bedrooms.

BEDROOM ONE

Dual aspect room with double glazed windows to front and side, carpet, radiator, ceiling light, TV and telephone points, pine latch door to

ENSUITE

Separate shower cubicle with fully tiled walls, wall mounted heated towel rail, vanity unit with wash hand basin and mixer tap and closed couple WC. ceiling light, vinyl flooring.

BEDROOM THREE

Double glazed window to the front, carpet, radiator, ceiling light, access to loft space and door to Airing cupboard with heater.

OUTSIDE

The cottage is approached via the Loke, there is off road gravel parking space in front of the single garage, which has an electric roller door, power and light and personal door to rear garden.

A small brick and flint low wall to the front of the cottage with flower bed borders, and pathway to front door. Outside lighting, and garden sheds, wooden access gate opens into the beautiful cottage garden with paved seating patio area and pathway leading to the rear of the cottage, outside water tap and lighting, five steps up onto the lawn garden with cottage flower bed borders and hedging, summer house and various patio seating areas. Many mature established plants shrubs and flowers throughout the garden, a lovely summer house with power and light. BBQ area.

AGENTS NOTE

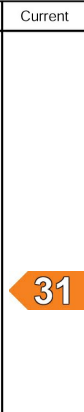

This property is Freehold, has mains electricity and water connected, it is on a septic tank, and has oil fired central heating. It has a Council Band tax D.

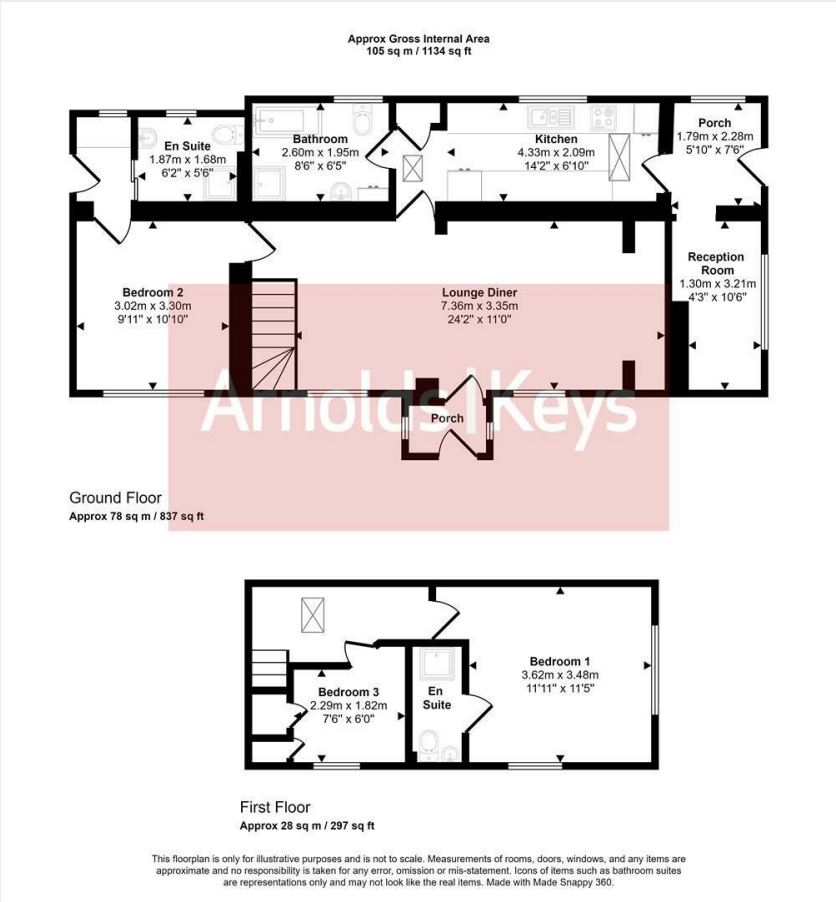


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.