



5 The Loke, East Beckham, Norfolk, NR11 8RP

Price Guide £340,000

- Brick & Flint detached cottage
- Kitchen/breakfast room
- Updating required
- Pine latch doors & ceiling beams
- Cottage garden
- Two/three bedrooms
- Lounge/dining room
- Peaceful location
- Semi rural setting
- Off road parking

5 The Loke, East Beckham NR11 8RP

Nestled in the charming village of East Beckham, this delightful detached cottage on The Loke offers a wonderful opportunity for those seeking a peaceful retreat. With two/three bedrooms and a well-proportioned reception room. This property is perfect for a project, while in need of some updating, presents a fantastic canvas for personalisation, allowing you to create a home that reflects your style and taste.

Outside, the property boasts a cottage garden, providing a tranquil space to relax and unwind. The garden is perfect for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. Additionally, there is convenient parking for two vehicles, ensuring ease of access to your home. If you are looking for a project that promises a rewarding outcome, this cottage in East Beckham could be the perfect choice for you.



Council Tax Band: C



ENTRANCE HALL

Solid wood entrance door and further small pane glazed door to hallway. Stairs to first floor, doors to bathroom and kitchen.



KITCHEN/BREAKFAST ROOM

A range of base and wall cupboards with provision for appliances, plumbing for washing machine, two double glazed windows to the side and rear aspects, door to the rear garden area. Space for table and chairs, opening with step down to the lounge/dining area.

LOUNGE/DINING ROOM

Double glazed window to the front and rear aspect, with door to rear garden, wall mounted electric heaters, wall lights.

GROUND FLOOR BATHROOM

Double glazed window to the side. Bath with shower over, WC, and wash basin, electric wall mounted heater, tiled walls and ceiling light.

RECEPTION ROOM/BEDROOM THREE

A great space which could be converted into a third bedroom or living area, wall lights, two double glazed windows to side and rear with lovely countryside views, pine latch doors to both bedrooms.

BEDROOM ONE

Two double glazed windows to the rear, wall mounted electric heater, door to under eaves storage area and built in pine double wardrobe.



BEDROOM TWO

Double glazed window to the front, wall mounted electric heater and door to storage cupboard.

OUTSIDE

The cottage is approached by the loke with shingled parking space to the front with double wooden gates. Cottage style garden, mature shrubs and plants, raised seating and pathway to timber framed summer house, courtyard garden to the rear. Countryside views to the rear.



AGENTS NOTE

This is a Freehold property. Local Council is North Norfolk District with a council tax band C. Mains electricity and water with private drainage.

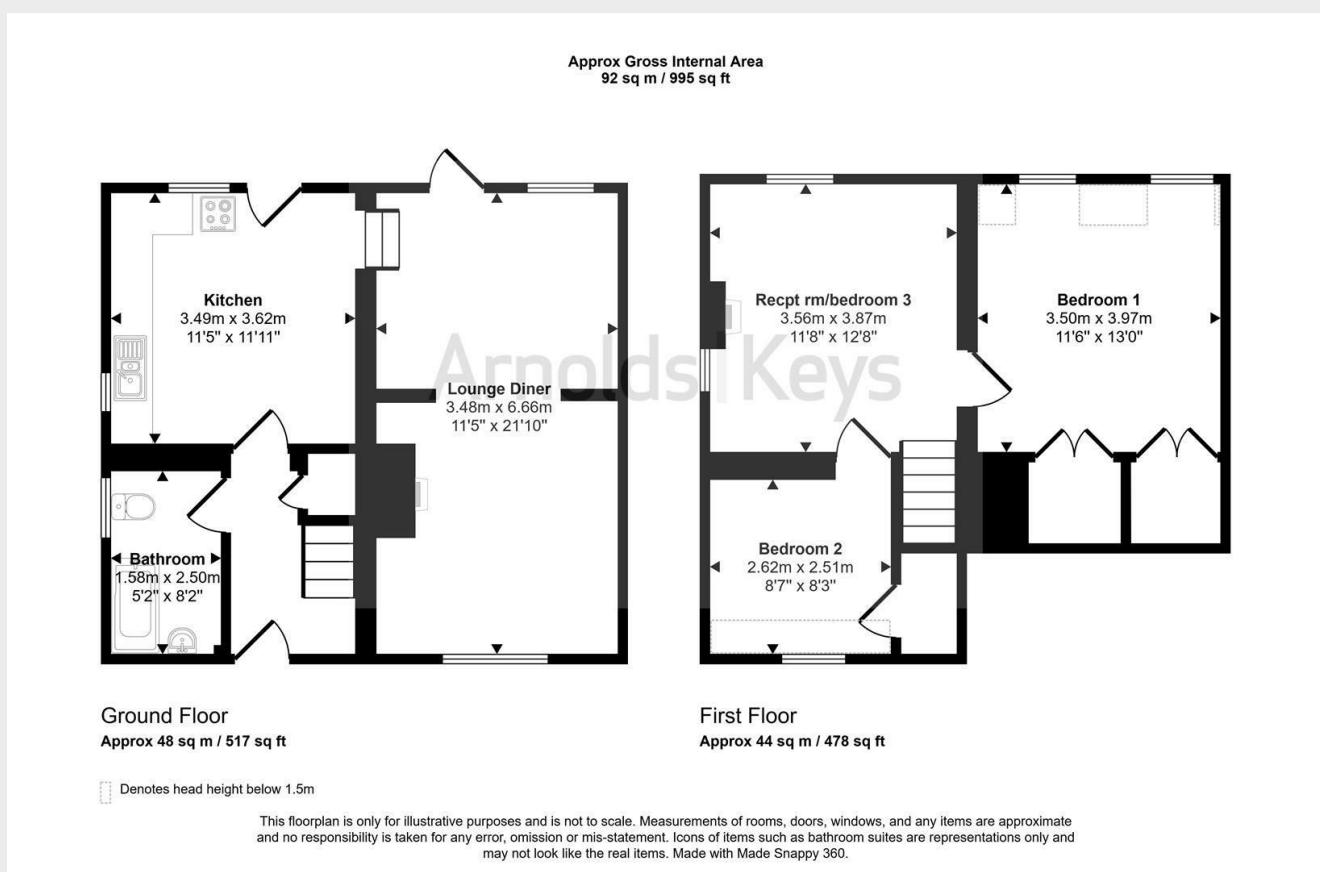


Viewings

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

