

Arnolds | Keys



7 The Close, Swanton Novers, NR24 2QX

Guide Price £290,000

- IDYLIC VILLAGE LOCATION
- CHARACTERFUL ACCOMMODATION
- EXTERNAL BRICK BUILT STORE ROOMS
- MEADOW VIEWS
- NO ONWARD CHAIN
- BESPOKE FITTED KITCHEN
- GENEROUS REAR GARDEN
- OFF ROAD PARKING

7 The Close, Swanton Novers NR24 2QX

NO ONWARD CHAIN A charming and characterful home situated within the idyllic village of Swanton Novers, boasting a generous rear garden with scenic meadow and woodland views, off road parking and beautifully presented accommodation.



Council Tax Band: B



DESCRIPTION

This charming three bedroom home is ideally located in the quiet, picturesque village of Swanton Novers, close to the beautiful North Norfolk coast line, local amenities at Melton Constable and situated between the market towns of Holt and Fakenham. Having been sympathetically altered over time by the current owners, the property offers characterful and bright accommodation with unique features including the bespoke fitted kitchen. The property offers an entrance porch, lounge/diner with wood burning stove, kitchen, bathroom and three bedrooms to the first floor. Externally the rear garden is of a generous size with plenty of external storage in the attached brick built store rooms and a peaceful, decked area overlooking the meadow to the rear. The home further benefits from a driveway providing off road parking to the front.

ENTRANCE PORCH

Timber framed door to side, wooden flooring, double glazed window to front aspect.

LOUNGE/DINER

A dual aspect room with double glazed window to front and rear, wood burning stove with brick surround and timber mantle over, laminate flooring, radiator, built in storage under stairs, open to;

KITCHEN

Double glazed window to front and side aspect, bespoke handmade base units with timber worksurface over, inset 1 and a half ceramic sink and drainer, integrated dishwasher, space for an under counter fridge, fitted electric over with electric hob and cooker hood over.

REAR HALLWAY

uPVC door to rear garden, laminate flooring continued, radiator, door to;

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, WC and inset wash hand basin, heated towel rail, extractor fan, wooden flooring

FIRST FLOOR LANDING

Carpet flooring, double glazed window to side aspect, doors to all rooms;

BEDROOM ONE

Double glazed window to rear, built in cupboard, radiator, carpet.

BEDROOM TWO

Double glazed window to front, built in wardrobe, radiator, carpet

BEDROOM THREE

Double glazed window to front, built in cupboard, radiator, carpet.

EXTERNAL

To the front the property is approached via a shingle driveway with a concrete slope or steps leading to the front door, there is a lawned area to the front and a range of mature shrubs. A side gate leads round to the rear garden which is of a generous size and features a range of mature plants, trees and shrubs, two attached brick built store rooms and a further timber framed shed with double doors. To the rear there is a decked area which over looks the meadow and woodland beyond.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Please note this property is sold with a Section 157 covenant, a purchaser must have lived or worked in Norfolk for 3 years.

Oil fired central heating.

Council tax band: B (North Norfolk)



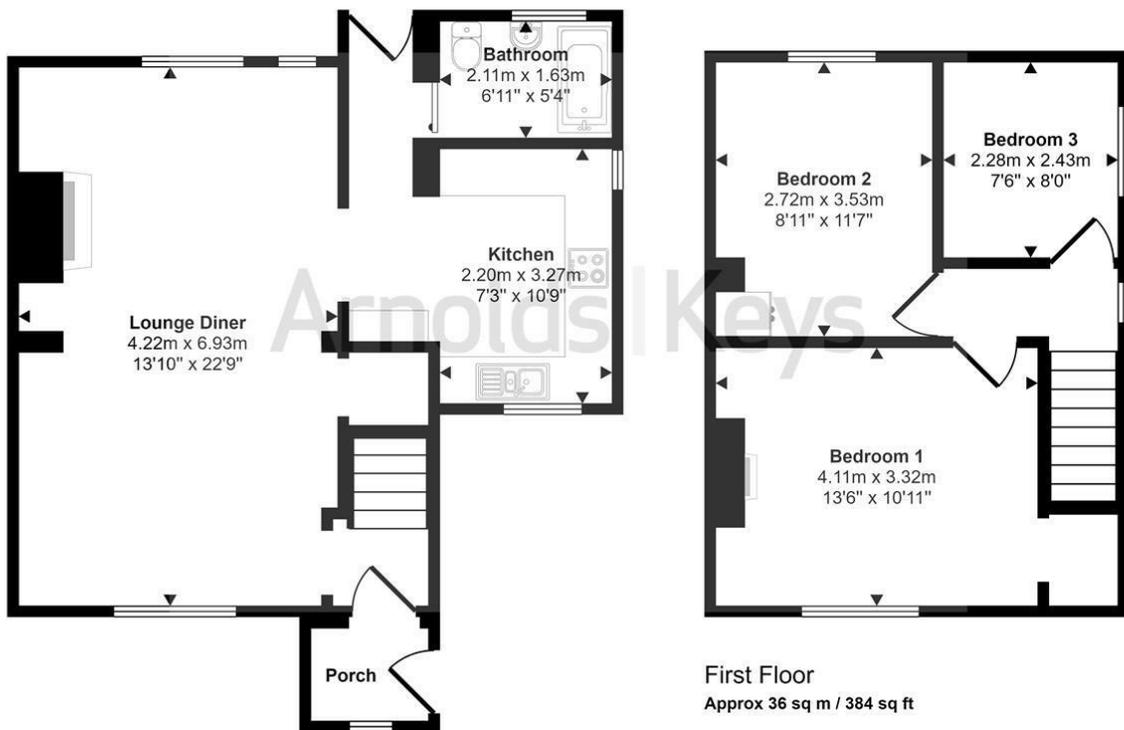
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
87 sq m / 938 sq ft



Ground Floor
Approx 51 sq m / 554 sq ft

First Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

