

Arnolds | Keys



45 Brook Street, Buxton, NR10 5HF

Offers Over £190,000

- BEAUTIFULLY PRESENTED
- LIVING ROOM WITH WOOD BURNING STOVE
- CLOSE TO LOCAL AMENITIES
- CHARACTER FEATURES
- TWO DOUBLE BEDROOMS
- ENCLOSED DELIGHTFUL REAR GARDEN
- EASY ACCESS TO AYLSHAM AND NORWICH
- STORE ROOM/UTILITY ROOM

45 Brook Street, Buxton NR10 5HF

A charming two bedroom cottage ideally situated within the popular village of Buxton. The property boasts beautifully presented accommodation with characterful features and a secluded courtyard style garden.



Council Tax Band: B



DESCRIPTION

Situated within the popular village of Buxton, close to a range of local amenities and with easy access to the market town of Aylsham and the City of Norwich, this charming cottage offers beautifully presented and characterful accommodation. The property boasts an enclosed, courtyard style garden which is ideally low maintenance and offers a peaceful, secluded space. Internally, the property comprises an 'L' shaped kitchen/breakfast room, living room with wood burning stove and stairs to the first floor offering a family bathroom and two double bedrooms' both with bespoke and handmade built in wardrobes.

KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear aspect, timber door to side, inset one and a half sink and drainer, under counter fridge, space for Range master double oven with 5 ring gas hob and cooker hood over, tiled flooring, radiator.

LIVING ROOM

Double glazed window to front aspect, laminate flooring, radiator, inglenook fireplace with wood burning stove and slat tiled hearth, carpeted stairs to first floor, original front door.

FIRST FLOOR LANDING

Wooden flooring, doors to:-

BEDROOM ONE

Double glazed window to front aspect, two built in bespoke wardrobes, feature fireplace, wooden flooring, radiator.

BEDROOM TWO

Double glazed window to rear aspect, built in bespoke wardrobes with wooden fronted sliding doors flooring, radiator.

EXTERNAL

The property presents an enclosed rear garden which has been beautifully maintained and offers a secluded space which is ideally low maintenance with a range of mature shrubs. There is an external store room with space and plumbing for a washing machine and tumble dryer.

AGENTS NOTE

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas fired central heating.

Council tax band: B (Broadland)

LOCATION

Buxton is a charming and historic village in Norfolk, nestled in the picturesque Bure Valley and closely linked with the neighbouring village of Lamas, just across the River Bure. Surrounded by beautiful countryside and connected by scenic walking and cycling routes, including the Bure Valley Path and railway. The village itself features a range of local amenities, including a primary school, village hall, pub, and post office. Buxton is also located just under 10 miles from Norwich and 4.3 miles to the market town of Aylsham.





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			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(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
66 sq m / 714 sq ft



Ground Floor
Approx 28 sq m / 296 sq ft

First Floor
Approx 33 sq m / 352 sq ft

Storage Room
Approx 6 sq m / 65 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, 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.

