



## The Cottage, 17 Halls Corner Lane, Hevingham, NR10 5NQ

Offers Over £400,000

- EXTENDED ACCOMMODATION
- VILLAGE LOCATION
- INGLENOOK FIREPLACE
- OFF ROAD PARKING TO FRONT
- WELL KEPT FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- CHARACTERFUL FEATURES THROUGHOUT
- MAIN BEDROOM WITH ENSUITE

# 17 Halls Corner Lane, Hevingham NR10 5NQ

A charming four bedroom home situated within the popular village of Hevingham, offering beautifully presented, bright and spacious accommodation. The home boasts generous frontage with off road parking and mature, well kept front and rear gardens.



Council Tax Band: D



## DESCRIPTION

This charming home offers beautifully presented accommodation with delightful character features throughout, including wooden beams and an inglenook fireplace with wood burning stove that serves as a stunning focal point. With original parts of the property dating back to the late 1800's, the property boasts extended living spaces to offer four bedrooms; one with an ensuite, two reception rooms and a country style kitchen/diner, making it ideal for families or those who enjoy hosting guests.

The property is complemented by a well-kept, mature rear garden which is paved with raised borders, making it ideally low maintenance. To the front the property boasts a generous garden with range of shrubs and raised borders for a vegetable garden, with off road parking to the front for added convenience.

The property is also sold with current planning permission to reconfigure the property to include a front porch, open plan kitchen/diner/living room, home office, utility room and bathroom to the first floor. The planning reference number is 2025/1685.

## LOCATION

Hevingham is a popular village which lies less than 5 miles South of the market town of Aylsham, offering a host of local amenities to include three supermarkets, doctors and dental surgeries, opticians and plenty of cafes and places to eat. The village is also less than 10 miles North of the City of Norwich and is on a bus route for added convenience. Hevingham itself offers a local pub/restaurant, a Primary School and offers a range of countryside and woodland walks including The Heath.

## ENTRANCE

uPVC door to front entrance, carpet flooring, double glazed window to side aspect, door to utility/boot room, radiator.

## UTILITY ROOM

Fitted with a range of wall and base units with space and plumbing for a washing machine, tumble dryer and under counter freezer. Inset ceramic sink come pet washing station with electric shower head over, tiled flooring.

## KITCHEN/BREAKFAST ROOM

A dual aspect room with two double glazed windows to side aspect and one to front, fitted with a range of wall and base units with inset one and a half sink and drainer, integrated dishwasher and Bosch microwave, space for a double Rangemaster oven with 5 ring gas hob and cooker hood over, integrated under counter fridge and freezer, radiator, tiled flooring. Door to;

## REAR HALLWAY

Spacious hallway, carpet flooring & radiator. Currently serving as a bar/entertainment area with worktops, shelving and a wine fridge. This area can be used as a books/games/storage area or a workspace. Stairs leading to first floor.

## RECEPTION ROOM

uPVC French doors leading to rear garden, two radiators, laminate flooring, door to store room and bathroom.

## STORE ROOM

Double glazed window with obscured glass to rear aspect, tiled flooring, shelving units and wall and base storage units.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath with mixer tap and shower head attachment, double shower cubicle with electric shower, WC and pedestal wash hand basin, tiled flooring, heated towel rail, extractor fan.

## LIVING ROOM

Two double glazed windows to front aspect, inglenook fireplace with tiled hearth housing wood burning stove, carpet flooring, two radiators.

## BEDROOM ONE

Double glazed window to front, carpet flooring, radiator, door to ensuite.

## ENSUITE

Double glazed window with obscured glass to rear aspect. Fitted with a four piece suite comprising bath with mixer tap and shower head attachment, corner shower cubicle with mains connected shower, wash hand basin, WC, heated towel rail, vinyl herringbone flooring, shaver charging point, extractor fan.

## BEDROOM TWO

Double glazed window to front aspect, carpet flooring, radiator.

## BEDROOM THREE

Double glazed window to front aspect, carpet flooring, radiator.

## BEDROOM FOUR

Double glazed window to rear aspect, carpet flooring, fitted shelving units.

## EXTERNAL

To the front the garden is well kept and enclosed with low level picket fencing, featuring a range of mature shrubs, a shingle parking area and raised borders for a vegetable garden. A side gate leads to the rear the garden which is also enclosed and paved, with raised borders housing a range of shrubs and flowers and a pergola providing a private and secluded space. A recently fitted timber framed 14x8 workshop with power, lighting and fitted with wall and base units with worksurface over. There are external power sockets and an EV charger at the front of property.

## AGENTS NOTES

This property is Freehold.

Mains electricity, water and drainage connected.

Council tax band: D



## Viewings

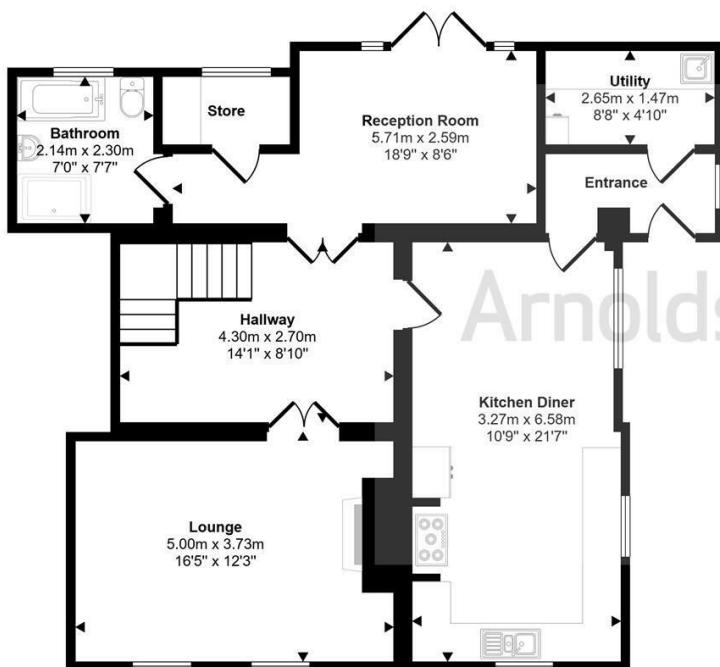
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

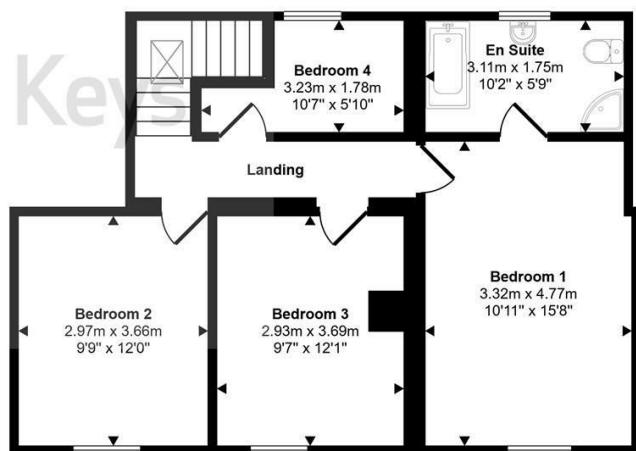
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
143 sq m / 1534 sq ft



Ground Floor

Approx 84 sq m / 903 sq ft



First Floor

Approx 59 sq m / 631 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 are 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.

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