

Aldreds
Estate Agents



1 The Cottages Old Rectory Road, Brumstead, NR12 9EU

£325,000



3



1



1



E



£325,000

1 The Cottages Old Rectory Road

Brumstead, Norwich, NR12 9EU

- Attractive Semi Detached Cottage
- Delightful Rural Location
- Oil Central Heating
- Bespoke Outbuildings
- Lots of Further Potential
- Three Bedrooms
- Lovely Rural Views
- Generous Garden
- Spacious Driveway
- Be Quick to View!

Aldreds are delighted to offer this attractive semi detached cottage located in a delightful rural North Norfolk location. The accommodation offered includes an entrance porch, hall, lounge, kitchen/diner, bathroom, separate w.c. and three first floor bedrooms. The property benefits from oil fired central heating and uPVC sealed unit double glazed windows and doors. Outside, there is driveway parking for two vehicles and a generous garden with a brick built outbuilding and two bespoke timber garden buildings, one at the top of the garden which is perfect for use as a summer house with a lovely timber decked seating area. This characterful property offers much scope for further addition, subject to the required planning permissions. Early internal viewing is strongly recommended as properties of this type and location rarely become available on the open market. Offered with no onward chain.



Porch 7'4" x 3'9" (2.25m x 1.16m)

A wonderful timber addition, with side facing window and stable style entrance door.

Hallway

Part glazed entrance door, tiled floor, radiator, doors leading off;

Bathroom 8'2" x 5'4" (2.49m x 1.65m)

Obscure glazed window to side aspect, panelled bath with tiled surround and electric shower over, pedestal hand wash basin with tiled splash back, radiator, plumbing point for washing machine, ventilation.

Separate W.C.

Obscure glazed window to rear aspect, low level w.c.

Store

Window to side aspect, power point, cloaks hooks.





Kitchen 12'7" x 8'11" (3.84m x 2.74m)

Two rear facing windows, radiator, door giving access to stairs the first floor landing, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer, power points, electric cooker point, electric cooker extractor, plumbing for dishwasher, door giving access to;

Lounge

Window and part glazed door to front, alcove with fitted shelf, cloak hooks and lighting, radiator, power points, t.v. cable, brick built fireplace surround, thermostat.

First Floor Landing

Window to rear aspect, power points, loft access, walk-in airing cupboard housing wall mounted oil fired boiler for hot water and central heating, hot water cylinder with immersion heater, fitted shelving.

Bedroom 1 12'4" x 8'7" (3.78m x 2.64m)

Window to front aspect allowing a pleasant countryside view, radiator, power points.

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto The Brumstead Road, proceed along the B1159 towards East Ruston, passing the former Sands Agricultural Machinery and the next immediate left turn, continue along, turn left onto Old Rectory Road, proceed along this road, where the property can be found on the left hand side, located by our 'For Sale' board.



Bedroom 2 9'8" x 9'4" (2.97m x 2.87m)

Window to rear aspect, radiator, power points.

Bedroom 3 9'4" x 7'4" (2.87m x 2.24m)

Window to front aspect, radiator, power points.

Outside

The property sits in a generous plot with driveway parking to the side of the property and a timber store. The front garden is enclosed by close board panel fencing to boundaries and laid to lawn. The generous rear garden is laid to lawn with raised beds and a mixture of close board panel fencing, mature hedgerows to boundaries, brick built outbuilding, patio area, uPVC oil storage tank. To the end of the garden is a bespoke timber garden building with decked seating area.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

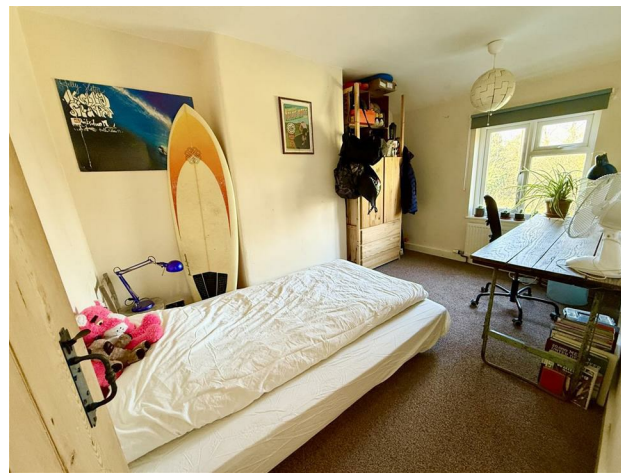
North Norfolk District Council - Band: 'B'

Location

Brumstead is a small rural village just to the north of Stalham. It is ideally located for those looking to enjoy the delights of the North East Norfolk Coastline and the Norfolk Broads. Nearby Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

Reference

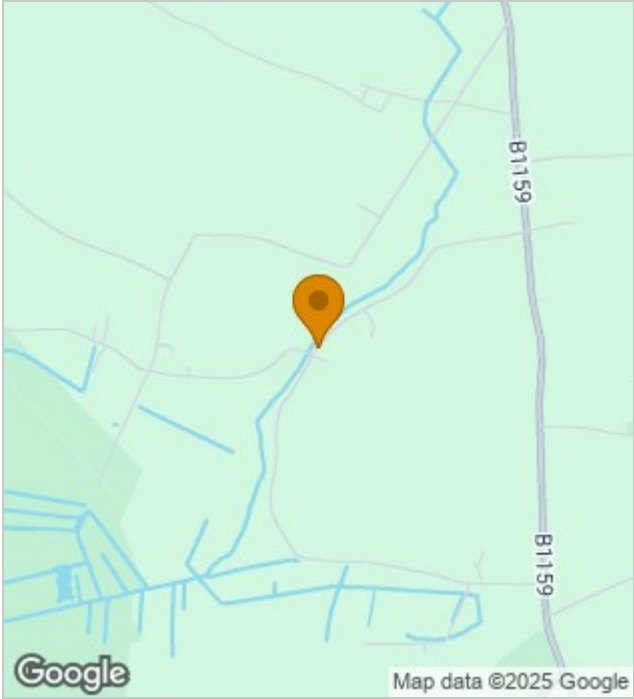
PJL/S9911



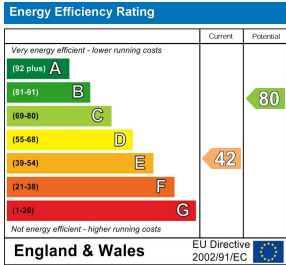
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.