

Aldreds
Estate Agents



St Helen's Cottage Waxham Road, Sea Palling, NR12 0UX

£220,000





£220,000

St Helen's Cottage Waxham Road

Sea Palling, Norwich, NR12 0UX

- Thatched, Attached Cottage
- Two Reception Rooms
- Potential For Further Improvement
- Generous South-West Facing Garden
- Offered With No Onward Chain
- Three Bedrooms
- Lots Of Character
- Sought After Coastal Location
- Views Towards The Village Church
- Be Quick To View

Aldreds are delighted to offer this attractive thatched cottage, situated in the sought after coastal village of Sea Palling. This characterful attached home offers lots of charming features, with accommodation including three bedrooms (one ground floor), lounge, dining room, kitchen, utility room and a ground floor bathroom.

The property benefits from a generous garden with attractive views towards St Margarets Church. Retaining much character and many original features, the property would now benefit from some investment to realise it's full potential. An ideal permanent residence, holiday home or let, offered with no onward chain.



Entrance Hall

Timber entrance door, window to rear aspect, pamment tiled floor, exposed ceiling beams, doors leading off;

Ground Floor Bedroom 11'9" x 7'8" (3.59m x 2.34m)

Window to side aspect, power points, part glazed stable style door giving access to rear garden, wall lighting.

Inner Hallway

Exposed beam, pamment tiled floor, wall lighting, pantry cupboard with obscure glazed rear facing window, door to dining room, doorway giving access to;

Kitchen 8'1" x 6'4" (2.48m x 1.94m)

Rear facing window, tiled flooring, fitted solid wood base unit with ceramic butler sink with mixer tap, wall mounted electric water heater, power points, electric cooker point.

Dining Room 12'9" x 10'7" (3.9m x 3.23m)

Front facing window and part glazed French doors leading to garden, brick floor, former fireplace with brick surround with pamment tiled hearth, inset shelving, wall lighting, exposed beams, door giving access to staircase to one of the bedrooms, doorway giving access to;





Lounge 17'7" reducing to 13'5" x 10'4" (5.37m reducing to 4.11m x 3.17m)

Two front garden facing windows, brick built fireplace surround, exposed beams, power points, telephone point, wall lighting, door giving access to second staircase to first floor, door to;

Bathroom

Rear facing obscure glazed window, panelled bath with electric water heater over, hand wash basin, low level w.c, exposed beams, wall mounted electric heater, wall lighting, door giving access to;

Utility Room 9'3" x 5'4" (2.84m x 1.63m)

Rear facing window, fitted unit and shelving, power points.

Bedroom 1 16'10" x 10'5" (5.15m x 3.2m)

With restricted headroom. Independently accessed via a staircase from lounge, front facing window, exposed floorboards and beams, power points.

Bedroom 2 17'1" x 11'1" at max (5.22m x 3.4m at max)

With restricted headroom. Independently accessed with staircase from dining room, side facing window, exposed beams and floor boards, power points.

Directions

From Aldreds Salham office, proceed along St Johns Road, turning right onto Brumstead Road, at the junction turn left towards Ingham, passing The Swan Public House on the right hand side, upon reaching the Coast Road, turn right and follow the road into the village of Sea Palling. Pass the 'S' bend in the centre of the village and continue along the Waxham Road, where the property can be found on the right hand side.



Outside

The property occupies a generous plot and backs on to the Waxham Road, with the front aspect facing the South-Westerly garden, which is laid to lawn with a paved patio area, mature shrubbery and planting to borders. The garden offers a covered seating area adjoining the property and attractive views towards the village Church and access to the side of the property.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council. Band 'A'

Location

Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including food outlets, a Tesco supermarket and doctors, schools and a library.

Reference

PJL/S10069



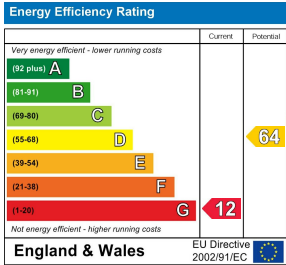
Floor Plans



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.