

Aldreds
Estate Agents



89 The Street, Neatishead, NR12 8AD

£300,000





89 The Street

Neatishead, Norwich, NR12 8AD

- Spacious End Terraced Cottage (Formerly Two Cottages)
- Three Receptions
- Spacious Driveway Parking
- Sought After Broadland Village Location
- Offered With No Onward Chain
- Three Bedrooms
- Lots Of Character
- Workshop/Store & Double Garage
- Early Internal Viewing Is Highly Recommended
- A Rare Opportunity!

Aldreds are delighted to offer this attractive cottage, situated in a pleasant central village location in the much sought after Broadland location of Neatishead. This unique home was formerly two separate terrace cottages which have been opened up into one. The resulting spacious accommodation includes a sitting room, lounge, dining room, kitchen, ground floor shower room, three first floor bedrooms and bathroom.

The property offers storage heatin and a nicely enclosed paved garden area to the rear. A particular feature of the property is the vehicular access through a Grade 2 listed brick and flint archway to a spacious parking area with a work-shop/store and a double garage. Now offering lots of potential for further updating with a number of character features remaining, early internal viewing is highly recommended to appreciate this attractive Broadland property.

£300,000



Sitting Room 13'5" x 11'3" (4.1m x 3.44m)

Part glazed entrance door, window to front aspect, electric meter cupboard, power points, television point, exposed brick chimney breast with a wood burning stove on a pamment tiled hearth, door giving access stairs to first floor landing and glazed door to;

Hallway 13'5" x 5'6" (4.1m x 1.68m)

Serving as an additional kitchen and storage area, a range of fitted cupboards, tiled flooring, power points, doors leading off;

Kitchen 8'2" x 7'10" at max (2.49m x 2.41m at max)

Rear facing window, part glazed door to rear garden, a range of fitted kitchen units with rolled edge work surface and tiled splash back, power points, LPG gas cooker point, extractor, stainless steel sink drainer, plumbing for washing machine.

Shower Room

Rear facing obscure glazed window, part tiled walls, tiled shower cubicle, low level w.c., bidet, pedestal hand wash basin, wall mounted electric heater.





Lounge 17'3" x 13'5" (5.27m x 4.11m)

An extremely spacious room with two front facing windows, two storage heaters, wall lighting, timber fireplace surround with cast iron inset, LPG fire, power points, television point, door giving access to;

Dining Room 13'8" x 10'5" (4.18m x 3.2m)

Rear facing glazed French doors, storage heater, power points, wall lighting.

First Floor Landing

Spacious landing area with two rear facing windows, storage heater, doors leading off;

Bedroom 1 13'10" x 8'3" (4.24m x 2.52m)

Front facing window, wall mounted electric heater, original cast iron fireplace, built-in wardrobe, power points.

Bedroom 2 13'6" x 8'3" (4.12m x 2.52m)

Front facing window, range of fitted bedroom furniture, original fireplace, power points.

Bedroom 3 9'4" x 6'6" (2.87m x 1.99m)

Airing cupboard housing hot water cylinder with immersion heater, power points.

Directions

From Aldreds stalham office, proceed towards Wroxham along the A1151. Turn left sign posted Neatishead and Barton Turf, follow this road for approximately two miles, proceed to the village centre, turning sharply right in front of the White Horse, then left, where the property can be found on the right hand side, located by our 'For Sale' board.



Bathroom

Rear facing obscure glazed window, hand wash basin within a fitted storage unit with tiled splash back, panelled corner bath with tiled surround with shower attachment over, low level w.c, bidet, shavers point with light.

Outside

Small roadside curtilage, well stocked with a variety of shrubbery and planting, vehicular access is to the rear of the property via a superb Grade 2 listed, brick and flint archway providing vehicular access to a shingled parking area, through double gates and access to the rear garden, with a paved garden directly to the rear of the property and an additional garden area between the garage and the work-shop.

Double Garage 16'11" x 16'4" (5.18m x 5m)

Two front facing up and over doors, power and lighting.

Workshop/Store

Divided into two areas;

Store 11'9" x 8'0" (3.6m x 2.45m)

Entrance door, power, door to;

Workshop 11'9" x 8'0" (3.6m x 2.46m)

Power, side facing window.

Agents Note

Neighbouring properties have a pedestrian right of way along the driveway to their rear gardens

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

Location

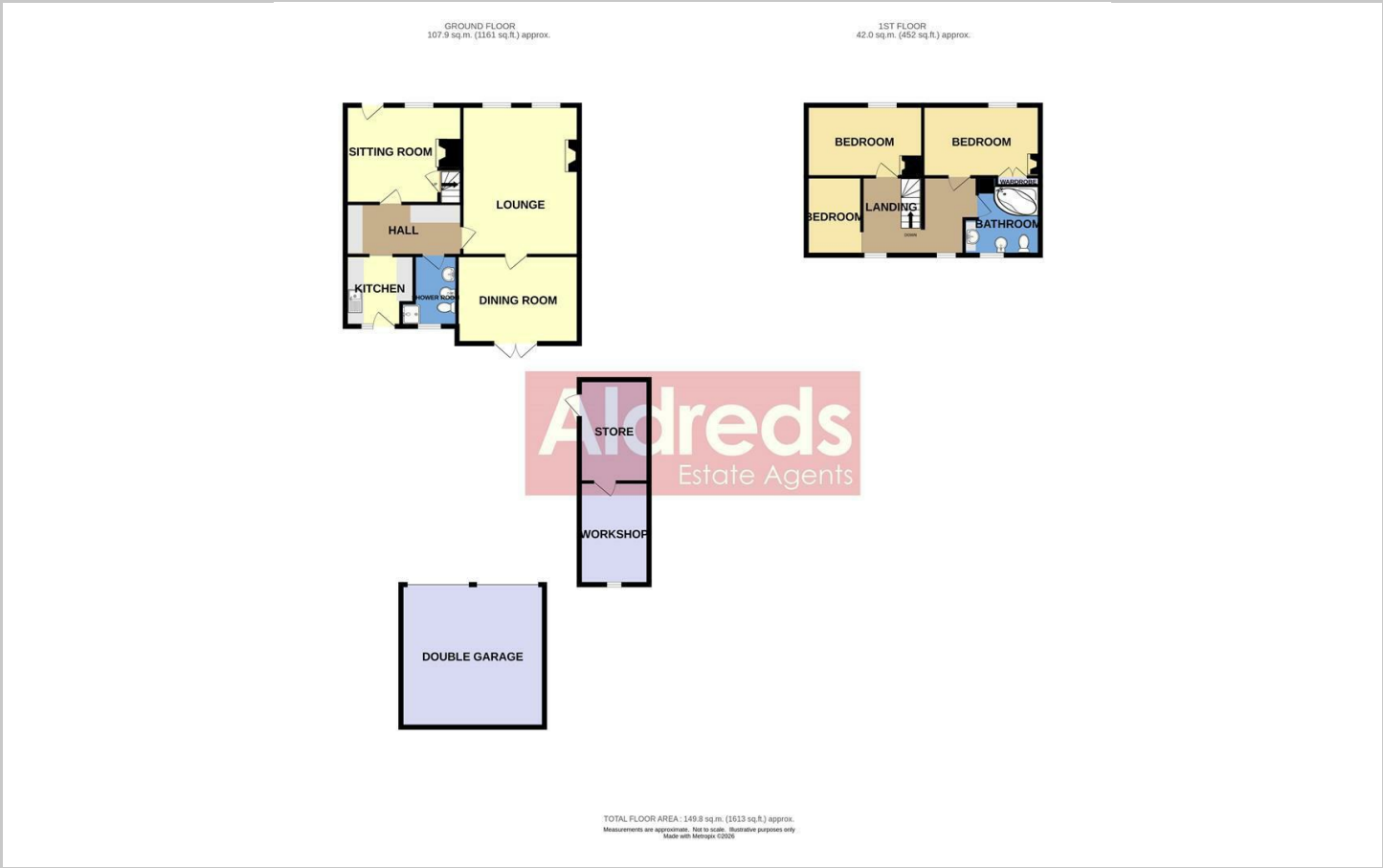
Neatishead is a desirable, small Broadland village on the upper reaches of the River Ant with boating access onto Barton Broad. There is a local community store, a popular public house/restaurant (The White Horse), First School, a modern community hall and public staithe. The larger Broadland centres of Wroxham and Stalham are both within five miles distant.

Reference

PJL/S10042



Floor Plans



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
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Location Map



Energy Performance Graph

