

Aldreds
Estate Agents

6 Barn Lane, Runham, Great Yarmouth, NR29 3EF

£250,000

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6 Barn Lane

Runham, Great Yarmouth, NR29 3EF

- Wonderful Farmland Views
- Lounge with Woodburning Stove
- Conservatory
- Two Bedrooms
- Must View to Appreciate!
- Nicely Extended
- Generous driveway and Garden
- Oil Central Heating
- Semi Detached Cottag



Aldreds are delighted to offer this attractive extended cottage, situated in the desirable rural village of Runham. Beautifully presented by the current owner, the property offers accommodation including a lounge, kitchen/diner, conservatory, two bedrooms and a first floor bathroom.

The property offers oil fired central heating, uPVC sealed unit double glazed windows, a generous low maintenance garden, off road parking and outstanding farmland views. Early internal viewing is highly recommended to appreciate.





Lounge 14'7" x 12'8" (4.47m x 3.87m)

Part glazed entrance door, window to front aspect, porcelain tiled floor, fireplace with a multi fuel stove on a pamment tiled hearth, electric meter box cupboard, power points, television point, telephone point, two radiators, stairs to first floor landing with under stair cupboard, exposed ceiling beams, open access to;

Kitchen/Diner 13'10" x 9'6" (4.24m x 2.92m)

With windows to front, side and rear aspects, porcelain tiled flooring, a range of modern Shaker style kitchen units with work surface and tiled splash back, ceramic sink drainer with mixer tap, plumbing for washing machine, cupboard housing oil fired combination boiler for hot water and central heating, integrated electric oven, ceramic hob, stainless steel chimney style extractor, space for fridge-freezer, cupboard housing space for washer dryer and integrated bin, part glazed door giving access to;



Conservatory 10'9" x 9'1" (3.29m x 2.77m)

Of uPVC sealed unit double glazed construction with a pitched Polycarbonate roof, porcelain tiled flooring, power points, glazed French doors leading to garden.

First Floor Landing

With exposed beam, doors leading off;

Bedroom 1 13'11" x 9'2" (4.26m x 2.81m)

Windows to front and side aspects with the side aspect offering a superb view across the rear garden to open farmland beyond, radiator, power points, television point, loft access.

Bedroom 2 12'9" at max x 8'7" (3.9m at max x 2.63m)

Window to front aspect, radiator, power points, loft access.

Bathroom

Beautifully fitted with a rear facing window, comprising of panelled bath with tiled surround and electric shower over, low level w.c., pedestal hand wash basin, tiled splash back, radiator.

Directions

Leaving Acle on the A1064 Main Road heading East over Acle Bridge, turn first right after the bridge towards Stokesby. Continue straight through the village of Stokesby and proceed signposted Runham for approximately a mile into Runham. On Reaching the village, passing the church on the right hand side, the road runs into The Street. Turn left into Barn lane, where the property can be found a short way along on the left hand side, located by our 'For Sale' board.



Outside
The property is approached via a shared shingle driveway through timber five bar gates to a private driveway and predominately shingled garden to the far side of the property. Of a generous proportion with well stocked beds to borders, close board panel fencing to boundaries, timber garden shed and summer house. The property sides onto open farmland giving superb open views across the fields towards Stokesby.

Tenure
Freehold.

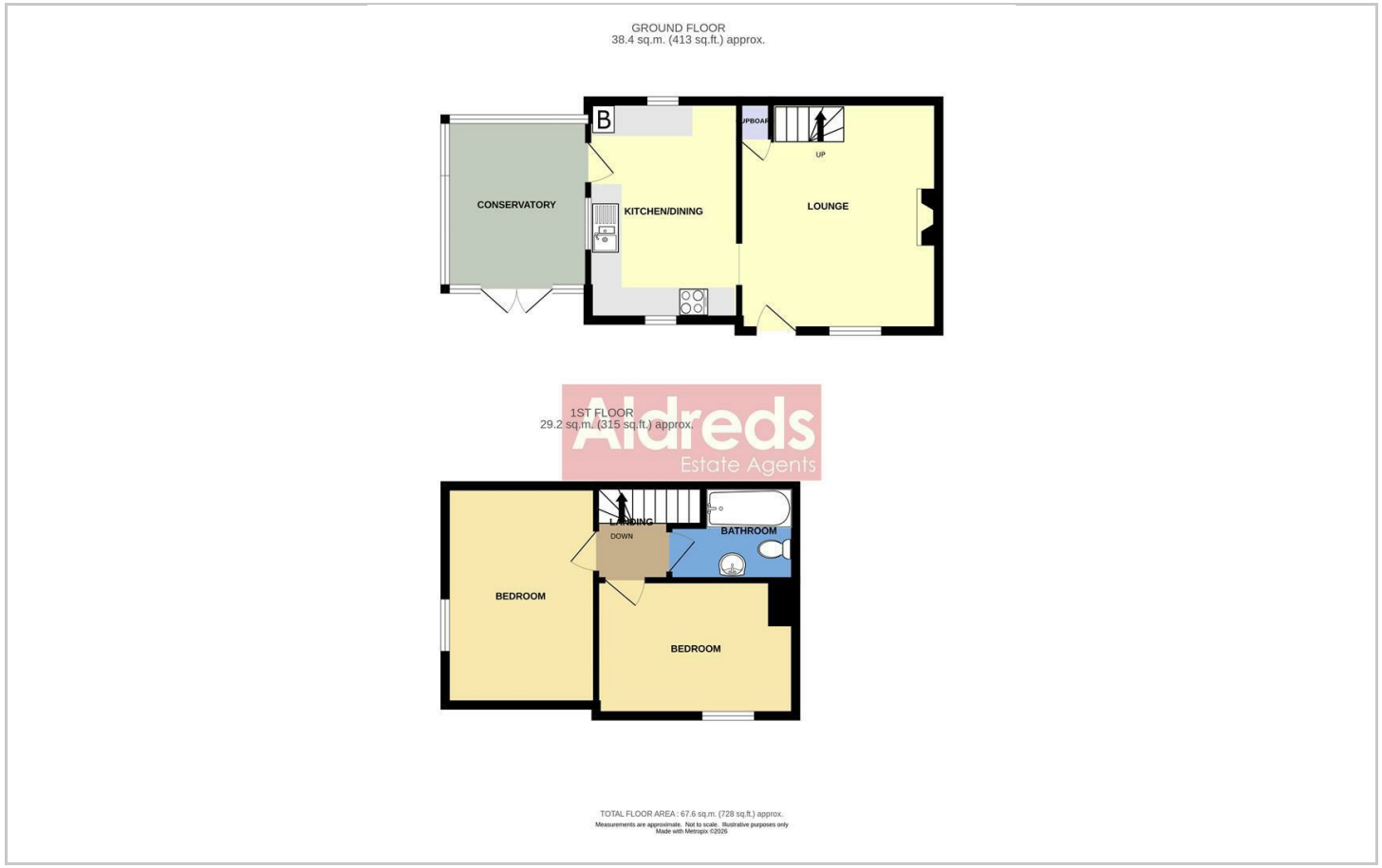
Services
Mains water, electric. drainage via septic tank.

Council Tax
Great Yarmouth Borough Council - Band: A.

Location
Runham is a small traditional Broadland, picturesque village. Nearby facilities are be found at Filby which is approximately 6 miles from Great Yarmouth with a Post Office/general store situated near to Filby Broad. The village boasts most attractive floral displays throughout, having received many prestigious awards from the annual entry to the local and National Villages in Bloom competition. The well-served village of Acle also lies just 5 miles away with a range of amenities, schools and bus and train services.

Reference
PJL/S10070

Floor Plans

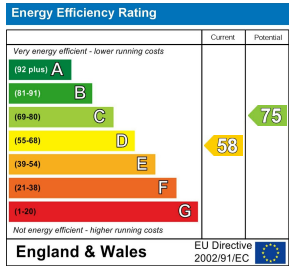


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Location Map



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.

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