



Dereham Road, Garvestone, Norwich, NR9 4AD

Guide Price £375,000-£400,000 Extremely well presented three bedroom detached cottage with character and charm throughout, situated in Garvestone. The property has lots to offer including living room, dining room, kitchen, bathroom, garden space, off-road parking and oil-fired central heating.

Guide Price £375,000 Freehold





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Situating in the heart of the Norfolk village of Garvestone, Longsons are delighted to present to the market this extremely well presented three bedroom detached cottage with an abundance of character and charm throughout. The property has plenty to offer including living room, dining room, log burning stove, shower room & bathroom, garden space, off-road parking, oil-fired central heating and UPVC double glazing throughout.

Briefly, the property offers entrance hall, shower room, utility space, living room, dining room, kitchen, utility room, three bedrooms, bathroom, garden space, off-road parking, oil-fired central heating and UPVC double glazing.

GARVESTONE
The rural village of Garvestone is located a short distance from the busy market towns of Dereham and Wymondham, both of which have many amenities, and 14 miles from the city of Norwich. Garvestone has a village hall

and church and is in the catchment area of the highly rated Hingham Surgery.

Entrance Hall

Composite entrance door, obscured UPVC double glazed window to front, exposed timber beams to ceiling, stairs to first floor, under stairs storage cupboard, two additional storage cupboards one housing oil boiler.

Shower Room

Tiles to floor and wall. WC, ceramic hand washbasin set within fitted cabinets, walk-in shower, extractor fan, radiator and obscured UPVC double glazed window to side,

Utility Area

Space for chest freezer, space and plumbing for washing machine, composite entrance door.

Kitchen

17'0" (5.18m) x 8'5" (2.57m)
Tiles to floor, fitted cabinets to floor and wall, worktop over, tiled splashback,

space for Range style oven with extractor hood over, space for under counter freezer, inset porcelain butler sink with mixer tap and integrated

drainer, space and plumbing for washing machine, space for upright fridge/freezer, radiator, skylight, UPVC double glazed window to side and rear.

Living Room

20'10" (6.35m) x 12'5" (3.78m)
Herringbone wood effect flooring, large open brick fireplace with inset wood burner, two radiators, UPVC double glazed window to front, cellar hatch.

Dining Room

12'0" (3.66m) x 11'9" (3.58m)
Exposed wooden floorboards, open brick fireplace, built-in storage, radiator, UPVC double glazed window to front, composite entrance door to side.

First Flooring Landing

Two UPVC double glazed windows to front, radiator.

Bedroom One

12'1" (3.68m) x 10'0" (3.05m)
Fitted built-in wardrobes, radiator, UPVC double glazed window to front and side, exposed beam.

Bedroom Two

9'2" (2.79m) x 8'11" (2.72m)
Radiator, UPVC double glazed window to rear, loft access.

Bedroom Three

8'6" (2.59m) x 6'8" (2.03m)
Radiator, UPVC double glazed window to rear.

Bathroom

7'10" (2.39m) x 6'1" (1.85m)
Exposed wooden floorboards, WC, hand washbasin, bath, radiator, UPVC double glazed window to side and rear, extractor fan, stain glass window to stairwell.

Rear Garden

Laid to wooden decking with fencing to perimeter, oil tank, outside tap, slabbed walkway providing side access.

Front of Property

Three entrance doors, carport, external storage room.

Agent's Note

EPC rating F37 (Full copy available on request)
Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Charm & Character Throughout
- Extremely Well Presented Cottage
- Off-road Parking
- Energy Efficiency Rating
- Three Bedrooms
- Oil-Fired Central Heating and UPVC Double Glazing
- Two Reception Rooms
- Log Burning Stove

