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**BROWN & CO**



**10 WATERMILL CLOSE, LOWER GRESHAM**

**GUIDE £195,000**





## 10 Watermill Close, Lower Gresham, Norwich, Norfolk, NR11 8RD

### DESCRIPTION

Built in the late 1940s this three bedroom semi-detached former local authority property is situated within the attractive rural village of Lower Gresham. The property has been tastefully modernised by the current owners to provide a comfortable modern home. There is oil fired central heating and UPVC double glazing throughout. The accommodation briefly comprises: entrance hall, sitting room, kitchen/dining room, bathroom and separate cloakroom on the ground floor together with three bedrooms on the first floor. To the outside of the property there are front and rear gardens together with off road parking for at least two cars.

### LOCATION

Watermill Close is named after the old mill that stood just to the north. To the west is Gresham village with its church, primary school and village hall. Lower Gresham is strung out along the road running south-eastwards to Sustead where Sir George Edwards established the Agricultural Workers Union in Edwardian times.

Beyond is the coastal Area of Outstanding Natural Beauty with Cromer Ridge running up to Norfolk's highest point between Cromer and Sheringham. These towns have good shopping and other facilities as well as rail connections to Norwich and London.

### DIRECTIONS

From the north leave the A148 at the Roman Camp public house west of Cromer and head south through Aylmerton. After a mile bear right at the cross and go round the sunken right hand bend. At the next right hand bend with modern housing in front, turn left for Sustead and immediately right into Watermill Close which is marked by a telephone kiosk and red post box. The property is the first on the right.

## ACCOMMODATION

### Ground Floor

**Entrance Lobby** UPVC part glazed front door, fitted carpet.



**Sitting Room** Covered fireplace, radiator, fitted carpet, door leading to:



**Kitchen/Dining Room** Work surfaces with a range of cupboards and drawers below and matching wall mounted cupboards, stainless steel sink unit, Lamona electric oven and ceramic hob with extractor canopy, tiled splash backs, space and plumbing for washing machine, built in cupboard housing Wallstar oil fired central heating boiler, radiator, vinyl flooring.

**Hallway** Rear door leading to garden, radiator, vinyl floor covering.

**Cloakroom** Low level wc, vinyl flooring.



**Bathroom** White suite comprising pedestal hand basin, panelled bath with glass shower screen, Mira shower over and tiled splashback, radiator, ceramic tiled flooring.



## First Floor

**Landing** Loft hatch, fitted carpet.



**Bedroom One** Radiator, cupboard, fitted carpet.



**Bedroom Two** Airing cupboard with hot water storage tank, radiator, fitted carpet.



**Bedroom Three** Radiator, fitted carpet.

## Outside

The property is approached from the road to a shingled driveway with off road parking. There is a lawned garden to the side of the property and an oil storage tank. The enclosed rear garden is mainly laid to lawn with a small patio area.

To the rear of the property lies attractive farmland which can be viewed from the back bedroom windows.



## AGENTS NOTE

As an ex local authority property there is a requirement for the purchaser to have lived or worked in Norfolk for the previous three years.

## GENERAL REMARKS and STIPULATIONS

The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

**Free Market Appraisal:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell, please call to book an appointment.



**Energy Performance Certificate**

10, Watermill Close, Lower Gresham, NORWICH, NR11 8RD

Dwelling type: Semi-detached house  
Date of assessment: 29 January 2014  
Date of certificate: 29 January 2014

Reference number: 8474-7729-1540-4821-6926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 81 m<sup>2</sup>

**Use this document to:**

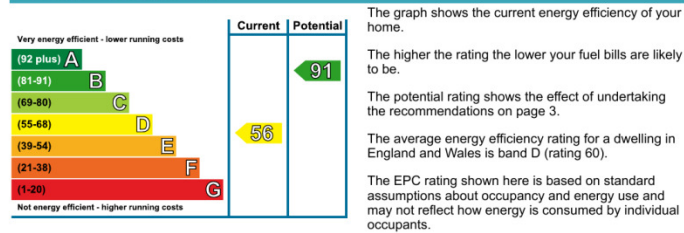
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,600
Over 3 years you could save	£ 1,803

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 147 over 3 years	 You could save £ 1,803 over 3 years
Heating	£ 2,775 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 582 over 3 years	£ 336 over 3 years	
<b>Totals</b>	<b>£ 3,600</b>	<b>£ 1,797</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

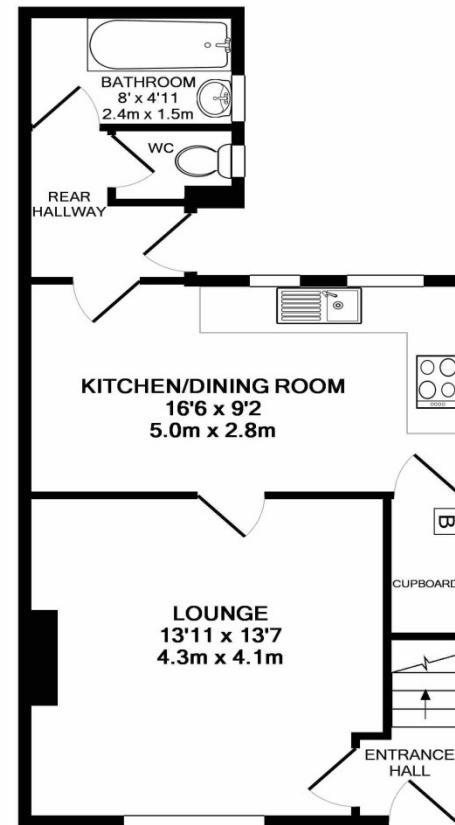
**Energy Efficiency Rating****Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 153	✓
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 153	✓
3 Cavity wall insulation	£500 - £1,500	£ 771	✓

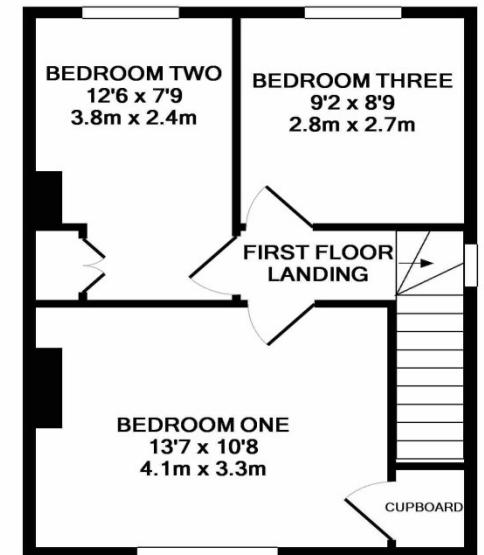
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4



GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 375 SQ.FT.  
(34.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**IMPORTANT NOTICES**

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