



Kings Head Terrace, Great Witchingham Norwich NR9 5QE

welcome to

Kings Head Terrace, Great Witchingham Norwich

This modernised and remodelled 3 bed period cottage offers many features throughout and enjoys a tucked away village lane setting. Set back behind a long front garden and with sheltered courtyard style patio to the rear. A wealth of features combine with modern amenities.



Living Room

with feature exposed brickwork to 2 walls, including surround to woodburner. storage cupboard to one side with panelled doors and floor level log storage. r upper level rooflight windows give another dimension to the room. Interesting note - the feature timber stairway leading off was hand crafted by the seller. double glazed bi-fold doors open from and overlook the front garden.

Kitchen Dining Room

A wow-factor room that enjoys many features and opens out to the patio garden to the rear. Floors in traditional pamment or hand made tiles with underfloor heating in part. double glazed patio door overlooks and opens to the courtyard with rooflight windows overhead giving another aspect to the room. Fitted range of base and wall units and an island unit with natural wood worktop surface also offering breakfastbar and a hob with rarely seen integral extractor. Attractive glass tiling, fitted multi oven, concealed and recessed lighting and space for fridge freezer, A utility corner offers fitted units, with sink. glass tiling, wine storage and space for washing machine and dishwasher. Natural wood, latch door opens to

Bathroom

A stylish modern room with exposed brickwork, free standing bath with toiletry storage inset above,,WC, shower cubicle, rectangular trough style wash basin atop a cupboard unit and extractor.

First Floor Landing

with section of sloped ceiling and small window to rear.

Cloaks Wc

making good use of space and offering WC with small wash bsin atop.

Bedroom 1

with double glazed front window overlooking the garden. fitted wardrobe and deep cupboard extending over stairway

Bedroom 2

with double glazed rear window and wardrobe

Bedroom 3

with double glazed rear window

Outside

The garden here is something of a surprise feature. As you approach from the lane you are met with your own off road parking bay. A gate opens to the world of number 6. the cottage is set well back behind a lawned garden, with long pathway approach opening out to areas of patio including pergola style swing seat. raised sleeper beds, timber garden shed, greenhouse and log store. To the rear of the cottage a sheltered courtyard style patio garden, with sleeper beds.

Agents Notes:

1. small section of flying freehold where bed 2 overlaps next door.
 2. neighbouring cottage has right of way to rear
 3. private shared lane approach
- all will be seen on viewing. seek advice from your solicitor if purchasing.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



check out more properties at williamhbrown.co.uk



welcome to

Kings Head Terrace, Great Witchingham Norwich

- period cottage, remodelled and modernised
- 3 bedrooms, plenty of character and modern features
- wood burner and handcrafted wooden stairway in living room
- village lane setting
- private parking off road

Tenure: Freehold EPC Rating: D
Council Tax Band: B

fixed price

£299 000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
RPM104029 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH,
Norfolk, NR10 4LD



williamhbrown.co.uk