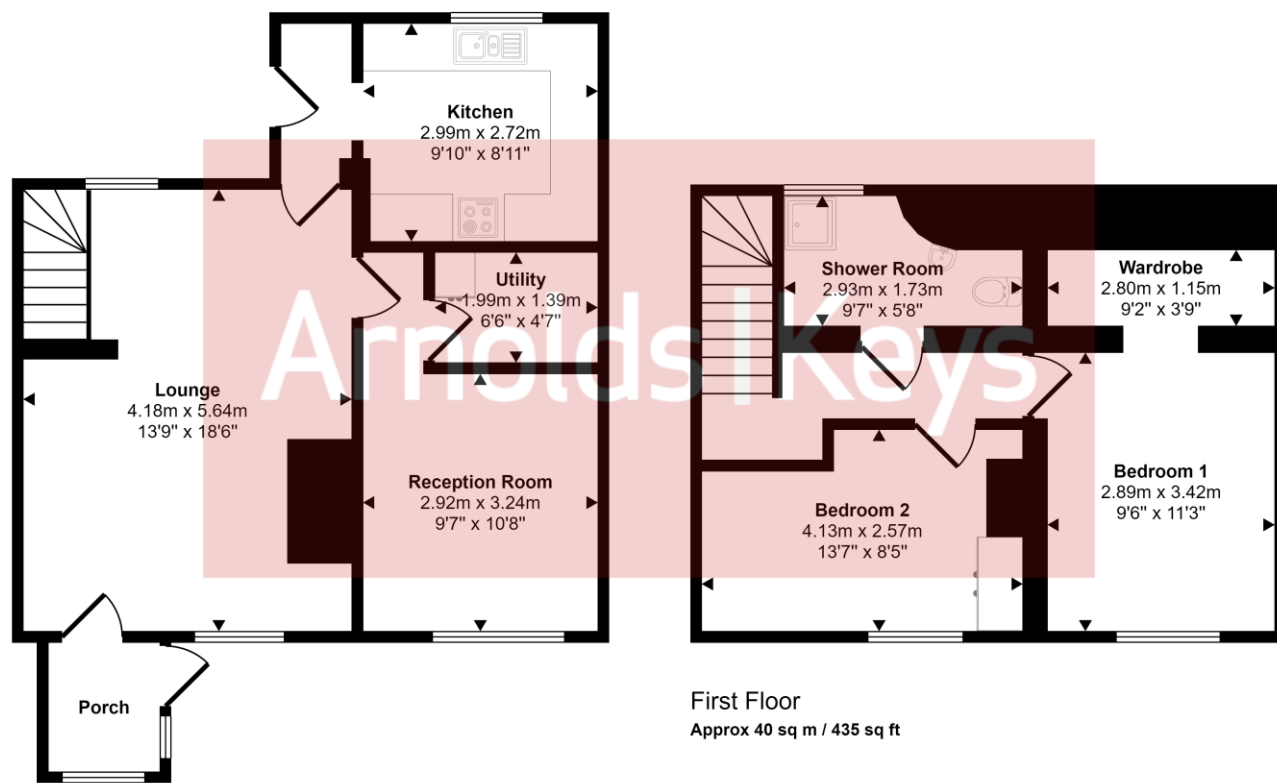




Approx Gross Internal Area
92 sq m / 992 sq ft



Ground Floor
Approx 52 sq m / 557 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements.



Willow Cottage, Common Road, Skeyton,

Guide Price £325,000

Set within the picturesque village of Skeyton is this characterful semi detached cottage. Benefitting from ample parking and beautiful field views.

- Semi Detached Cottage
- Two Bedrooms
- Beautifully Presented
- Ample Off Road Parking
- Field Views to Front and Rear
- Enclosed Rear Garden
- Idyllic Rural Village Location
- Wood Burning Stove
- Two Reception Rooms

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Willow Cottage , Common Road, Skeyton



DESCRIPTION

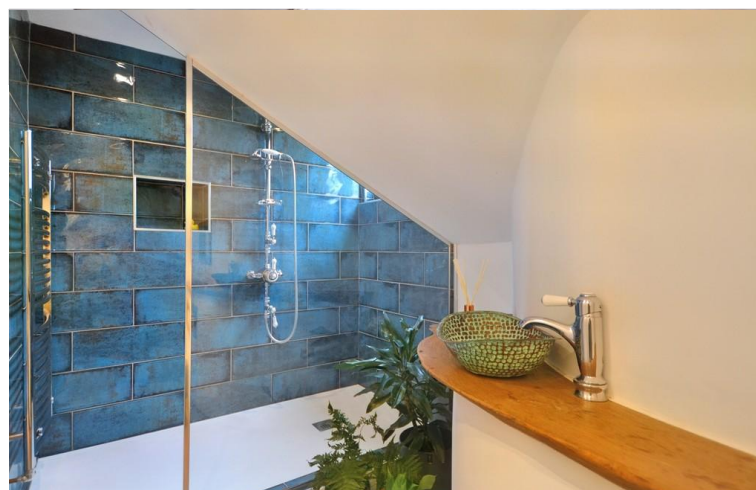
Willow Cottage is a beautifully presented and characterful two bedroom cottage. Positioned within the peaceful, rural village of Skeyton the property occupies a good sized plot with ample parking at the front for multiple vehicles and an enclosed rear garden with field views to the front and rear.

Upon entering the property through the entrance porch you are welcomed by a recently redecorated, cosy but deceptively spacious living room with wood burning stove. Just off the living room there is a utility room and second reception room/dining room with an exposed brick wall and wooden beams to add to the 'Country Cottage' charm. The kitchen completes the ground floor accommodation.

To the first floor there is a recently refitted shower room with a double walk in shower and rain shower head. There are two double bedrooms; one of which featuring a walk in wardrobe.

LOCATION

Skeyton is a small rural North Norfolk Village offering plenty of countryside walks, perfect for dog owners, and has a local village hall and pub. Skeyton is located 3 miles east of Aylsham - a highly sought after market town offering a host of local amenities and lies 11 miles north of the City of Norwich.



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed door to front entrance. Double glazed windows to front and side aspect. Door into;

LIVING ROOM

Dual aspect double glazed windows; one to front and one to rear. Wood burning stove with timber mantel over and fitted shelves to the side. Two radiators.

UTILITY ROOM

Fitted with base units for storage, space for washing machine, oil central heating boiler.

RECEPTION ROOM/DINING ROOM

Double glazed window to front. Tiled flooring.

KITCHEN

Double glazed window to rear. Tiled flooring. Fitted with a range of wall and base units housing stainless steel sink. Space for electric oven, plumbing and space for dishwasher. Undercounter space for fridge/freezer.

REAR LOBBY

UPVC double glazed door to rear. Tiled flooring.

FIRST FLOOR

BEDROOM TWO

Double glazed window to front. Built in wardrobe. Radiator.

BEDROOM ONE

Double glazed window to front. Radiator. Walk in wardrobe fitted with lighting, drawer unit and two clothes hanging rails. Doors to attic storage.

SHOWER ROOM

Double glazed window to rear. Three piece suite comprising of double walk-in shower unit with mains connected shower and 'rain' shower head over, sink and W/C. Heated towel rail. Extractor fan. Built in storage cupboard.

OUTSIDE

Upon approaching the property there is a shingle driveway to the front lined with mature hedging and fencing to one side, boasting space for multiple vehicles. The property is accessed down just a few steps to a patio area. The rear of the property is mainly laid to lawn but features two patio seating areas and shingle area. There is a pond, space for a shed and fencing along the back of the garden with views onto the meadow behind.

AGENTS NOTES

This property is Freehold.

Oil fired central heating.

Tax band: C (£1,348.40)

Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

