



The Fairstead 1 Back Street, Horsham St. Faith, NR10 3JP

Guide Price £220,000

- PERIOD COTTAGE WITH CHARACTER FEATURES
- GARDEN AND COURT YARD
- UPVC DOUBLE GLAZING
- POPULAR VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- LARGE LOUNGE WITH INGLENOOK FIREPLACE
- OFF ROAD PARKING

The Fairstead 1 Back Street, Horsham St. Faith NR10 3JP

OPEN HOUSE - SATURDAY 18TH JANUARY 2025 - STRICTLY BY APOINTMENT ONLY... PLEASE CALL 01263738444 TO ARRANGE A VIEWING

A charming two bedroom period cottage featuring a cosy lounge with an inglenook fireplace and a cottage style kitchen with integrated appliances. The property includes two spacious double bedrooms, a shower room, and a separate WC. Situated on a raised corner plot, the home offers a lawned garden, and a private courtyard,. Additional benefits include gas central heating and UPVC double glazing.



Council Tax Band: B



DESCRIPTION

A charming two bedroom period cottage featuring a cosy lounge with an inglenook fireplace and a cottage style kitchen with built in electric oven, gas hob with extractor hood over and fridge. The property includes two spacious double bedrooms, a modern shower room, and a separate WC. Situated on a raised corner plot, the home offers a lawned garden, and a private courtyard. Additional benefits include gas central heating and UPVC double glazing.

LOCATION

Horsham St. Faith is a charming village situated north of Norwich, offering convenient access to local amenities such as a village school, a pub, and a doctor's surgery. Additional amenities can be found in the nearby market town of Aylsham, the village of Spixworth, and the suburb of Hellesdon. The area benefits from excellent road links to Norwich city centre, Norwich International Airport, the NDR, and the picturesque North Norfolk coast.

UTILITY ROOM

Wooden door with obscured glass leads to the garden, single glazed window with obscured glass to side aspect, uPVC glazed window with obscured glass to garden aspect, a range of wall and base units with counter over, one and a half bowl sink with drainer, space and plumbing for washing machine, engineered wood flooring, wooden doors lead to store room, up and over door, cupboard which houses boiler.

SITTING ROOM

Three uPVC double glazed windows to side and front patio aspect, Three radiators, carpeted, vaulted ceiling with exposed beams, stairs leading to first floor.

LOUNGE/DINER

Two uPVC double glazed window to side and rear aspect, radiator, inglenook fireplace, carpeted, exposed beams,

KITCHEN

uPVC double glazed window to side aspect, tiled floor, a range of wall and base units with counter over, one and a half bowl stainless steel sink, four ring gas hob with extractor over, oven, fridge.

CLOAKROOM

Two uPVC double glazed window with obscured glass, radiator, W/C, hand wash basin.

FIRST FLOOR LANDING

Carpeted, radiator, two uPVC double glazed window to side aspect, exposed beams.

BEDROOM ONE

uPVC double glazed window to side aspect, wooden flooring, radiator.

BEDROOM TWO

uPVC double glazed window to side aspect, wooden flooring, radiator, loft access.

SHOWER ROOM

uPVC double glazed window with obscured glass, vinyl flooring, W/C, shower with Triton electric shower, hand wash basin. vanity unit, airing cupboard, exposed beam.

EXTERNAL

To the rear is a patio area with a shed, and lawned area bordered by mature trees and shrubs. There are two wooden gates leading to the side entrance. To the front of the building is a patio area also bordered by shingle flower beds with mature trees.

AGENTS NOTES

Freehold

Gas and electricity connected

Mains Drainage


Council Tax: Broadland District Council



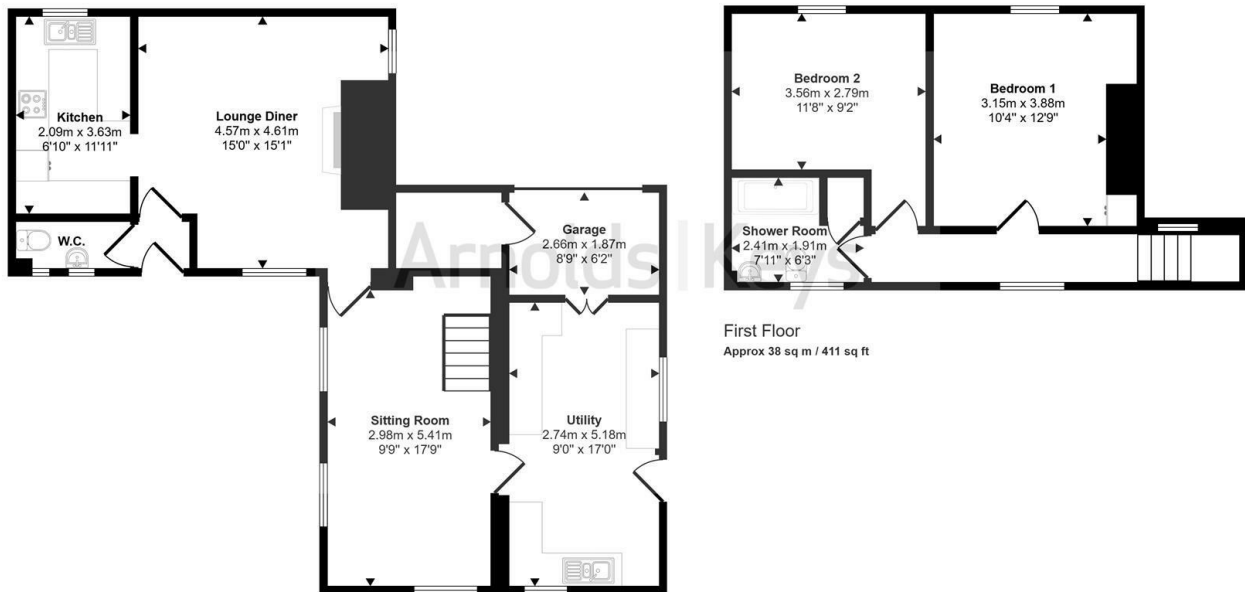
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
112 sq m / 1206 sq ft



Ground Floor
Approx 74 sq m / 795 sq ft

First Floor
Approx 38 sq m / 411 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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