



The Street, Hapton, Norwich, Norfolk NR15 1AD

HAVING BEEN SIGNIFICANTLY UPGRADED AND ENHANCED TO AN EXTREMELY HIGH SPECIFICATION THIS MOST SPACIOUS AND CHARACTERFUL COTTAGE IS OF A COMPARABLE SIZE TO A TWO BEDROOM COTTAGE. BOASTING A LARGE PLOT ENJOYING A SOUTH WESTERLY ASPECT WITH EXTENSIVE OFF-ROAD PARKING SPACE. NO ONWARD CHAIN.

GUIDE PRICE £185,000

Energy Rating - G



Situation

Located within the attractive and traditional village of Hapton, the property is found to the outskirts of a rural but yet not isolated village being just four miles to the north west of Long Stratton and just 9 miles to the south of Norwich. Hapton is surrounded by the beautiful and unspoilt rural countryside close to many amenities and facilities found within Long Stratton. For any potential purchasers specifically seeking a holiday let or weekend retreat, then this idyllic cottage is an excellent investment, being just 29 miles to the west of Southwold on the east coast.

Description

The property is a 19th century semi-detached cottage having been the subject of a significant refurbishment programme that has now been enhanced and upgraded to an extremely high specification throughout. There has been careful planning in retaining as much character and charm within the property as possible whilst combining all of the luxuries of 21st century living, with great attention to detail throughout. The property was formerly a two bedroom cottage, however has now been turned into a particularly large one bedroom cottage and offers an expanse of living space. There is the scope to further increase the property's square footage (as was originally intended before a change of circumstances) and now leaves an excellent opportunity for any oncoming purchaser to do so, (subject to any of the necessary consents).

Particular notice is drawn to the high specification within including the bespoke built kitchen, revealed period features, underfloor heating and inglenook fireplace etc.

Externally

The cottage is well positioned upon its large plot with the gardens being predominately laid to lawn and greatly benefiting from a south westerly aspect taking in all of the afternoon sun. An extensive parking area is found to the rear boundaries providing enough space for at least four cars upon a shingle driveway.

The accommodation in brief:

ENTRANCE PORCH * UTILITY AREA * STORAGE CUPBOARD * KITCHEN * RECEPTION ROOM/LOUNGE/DINER * BATHROOM * BEDROOM *

The rooms are as follows:

ENTRANCE PORCH: (2.27m x 1.10m) (7' 5" x 3' 7") Access via a solid wood brace and batten door to front, further providing access onto the kitchen, further access to a utility area and built-in storage cupboard.

UTILITY AREA: (1.27m x 0.98m) (4' 1" x 3' 2") Providing space to house a washing machine and tumble dryer, plumbing connected.

STORAGE CUPBOARD (0.96m x 1.02m) (3' 1" x 3' 4") Having been shelved out and providing excellent space for storage, coats, boots etc.

KITCHEN: (2.76m x 3.02m) (9' x 9'10") Found to the rear of the property and benefiting from a south westerly aspect with views over the rear gardens. This bespoke kitchen is of a high specification enjoying solid wood worktops, an extensive range of wall storage unit cupboards, slate tiled flooring with underfloor heating beneath. Spot lighting above. Attractive inset Butler sink with mixer tap over. Secondary door giving access through to the reception room.



RECEPTION ROOM/LOUNGE/DINER: (3.69m x 4.93m) (12' 1" x 16' 2") A bright and spacious double aspect room with the main focal point of the room being the inglenook fireplace with revealed red brick and massive oak bressumer beam over, inset cast iron wood burning stove upon a tiled hearth. Stairs rising to first floor level. Natural slate flooring, with electric underfloor heating.

FIRST FLOOR LEVEL:

LANDING: Providing access to the bedroom and separate bathroom.

BATHROOM: (2.17m x 1.35m) (7' 1" x 4' 5") Again of a high specification and comprising of a low level wc, vanity wash hand basin with storage below, large built-in shower cubicle. Heated towel rail. Revealed red brick work.

BEDROOM: (2.74m extending to 3.63m x 3.81m) (9' extending to 11' 10" x 12' 5") Found to the front of the property and enjoying most delightful views over the front rural fields. A large size double bedroom with many period features within including revealed red brickwork and exposed timbers. Vaulted ceilings.

VIEWING: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at the Long Stratton office on 01508 531331.

OUR REF: L0427.

DIRECTIONS: From our Long Stratton office proceed along the A140 heading towards Norwich. Turn left at the Hempnall crossroads onto the B1135 and follow this road until you enter the village of Hapton where the cottage will be found marked by the Estate Agents board.

Visit our website: www.whittleyparish.com

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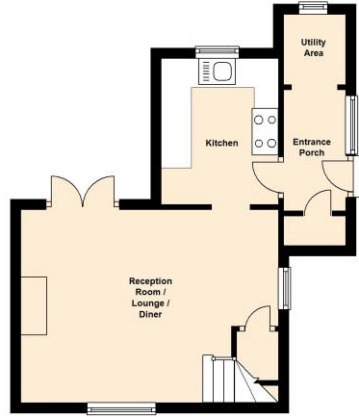
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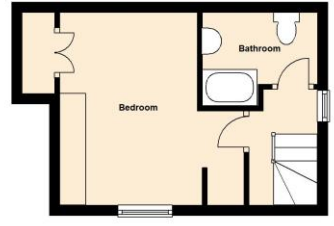
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Ground Floor
Approx. 29.7 sq. metres (319.9 sq. feet)



First Floor
Approx. 18.8 sq. metres (202.0 sq. feet)



Total area: approx. 48.5 sq. metres (521.9 sq. feet)
Not to scale - for identification purposes only. Produced for Whitley Parish Estate Agents.
Plan produced using The Mobile Agent.

