



**Nutmeg Cottage, East Rudham**  
**Guide Price £340,000**

**BELTON DUFFEY**



# **NUTMEG COTTAGE, 6 SCHOOL ROAD, EAST RUDHAM, NORFOLK, PE31 8RF**

Charming end terrace period cottage with 2 bedroom, 2 bathroom accommodation, driveway parking and good sized gardens. No onward chain.

## **DESCRIPTION**

Nutmeg Cottage is an end terrace period cottage built of brick and flint walls under a pantiled roof and standing in good sized attractively landscaped gardens and grounds with driveway parking and a useful range of small outbuildings.

Refurbished by the current owner, the cottage has spacious accommodation comprising a sitting room, dining room and a kitchen with a separate utility room and shower room. Upstairs, the landing leads to 2 double bedrooms and a bathroom. Further benefits include fireplaces housing wood burning stoves in the sitting room and dining room, majority pine latch doors, oil-fired central heating and replacement double glazed windows in timber frames.

The property is situated in a convenient location for exploring all that north Norfolk has to offer and is within walking distance of the village amenities making this an ideal character permanent home or a second home with holiday lettings potential.

Nutmeg Cottage is being offered for sale with no onward chain and the majority of the furniture, fixtures and fittings are available by separate negotiation.

## **SITUATION**

Situated approximately mid-way between King's Lynn and Fakenham, East Rudham is a rural village with a scattering of houses and cottages set mainly around the village green. Close to the source of the River Wensum, closeby is the Houghton Hall Estate surrounded by beautiful countryside. Adjoined to East Rudham is the smaller village of West Rudham which both benefit from a kitchen design showroom, mobile Post Office, celebrated public house The Crown, veterinary surgery, primary school, parish church, playing fields and a village hall.

The North Norfolk coast, an Area of Outstanding Natural Beauty is some 12 miles to the north, Norwich approximately 33 miles to the south-east, Fakenham 5 miles to the south-east and King's Lynn 15 miles south-west (with mainline station serving Cambridge and London).

## **SITTING ROOM**

4.26m x 3.69m (14' 0" x 12' 1")

A partly glazed timber entrance door leads from the front of the property into the sitting room with a fireplace housing a wood burning stove on a slate hearth with a carved oak surround. Staircase leading up to the first floor landing, radiator, painted ceiling beam, wall lights, window to the front and a door leading into:



## **DINING ROOM**

4.26m x 3.65m (14' 0" x 12' 0")

Fireplace housing a wood burning stove on a slate hearth with an oak mantel over, radiator, timber panelling to 1 wall, painted ceiling beam, wall lights and wiring for a pendant light over the dining area. 3 windows to the rear and a door leading into:

## **KITCHEN**

3.65m x 2.46m (12' 0" x 8' 1")

A bright and airy kitchen with a half vaulted ceiling with recessed ceiling lights, window overlooking the rear garden and a partly glazed timber door leading outside to the driveway to the side of the property.

A range of sage green Shaker style base and wall units with oak block worktops over incorporating a 2 bowl ceramic butler sink with mixer tap, metro tiled splashbacks. Integrated appliances including an electric oven, ceramic hob, dishwasher and wine fridge. Space for a freestanding fridge freezer, reclaimed timber display shelf, vertical column radiator, laminate flooring, coat hooks and a door leading into:

## **UTILITY ROOM**

2.44m x 0.80m (8' 0" x 2' 7")

Oak block worktop with space and plumbing under for a washing machine, tumble dryer space, pine shelving, recessed ceiling lights, vinyl flooring. Window to the side and a door leading into:

## **SHOWER ROOM**

2.44m x 0.82m (8' 0" x 2' 8")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Metro tiled splashbacks, vinyl flooring, vertical column radiator, shaver socket, recessed ceiling lights and extractor fan.

## **FIRST FLOOR LANDING**

Window to the side, radiator, loft hatch and doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

3.69m x 2.62m (12' 1" x 8' 7")

Double bedroom with a radiator and 2 windows to the front.

## **BEDROOM 2**

3.66m x 2.62m (12' 0" x 8' 7")

Double bedroom with a radiator and 2 windows overlooking the rear garden.



## **BATHROOM**

2.63m x 1.51m (8' 8" x 4' 11") at widest points.

A white suite comprising a panelled bath with a chrome mixer shower and glass shower screen over, pedestal wash basin and WC. Metro tiled splashbacks, vinyl flooring, chrome towel radiator, shaver socket, recessed ceiling lights and wall lights, extractor fan.

## **OUTSIDE**

Nutmeg Cottage is set back off the road behind a small hedged front garden with a pathway to the front entrance door with outside light. Double metal gates lead through brick and flint walling onto a driveway to the side with parking for 2 cars and where the outbuildings are situated and the oil-fired external boiler and oil storage tank. Access to the side door to the kitchen, outside tap and lighting.

The gardens are a delight and are of a good size being divided into 2 distinct sections. The first is an extensive partly walled raised sandstone paved terrace with space for a large table and chairs, barbecue and planters. Beyond, there is a lawned garden with fenced and mature hedged boundaries planted with trees to the borders.

Please note that, as is common with period terrace properties, the neighbour has a right of way over the rear of the property for taking out refuse bins etc.

## **OUTSIDE STORES**

Useful brick built outbuilding with 3 attached stores currently used for the storage of logs and garden tools:

STORE 1 - 1.89m x 0.95m (6' 2" x 3' 1")

STORE 2 - 1.85m x 0.95m (6' 1" x 3' 1")

STORE 3 - 1.85m x 0.95m (6' 1" x 3' 1")

## **DIRECTIONS**

From Belton Duffey's Fakenham office, head west on the A148 towards King's Lynn and after approximately 7 miles you will enter the village of East Rudham. Pass the village pub on the left and turn left onto School Road immediately after the village green where you will see the property approximately 100 yards further up on the right, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.





## **TENURE**

This property is for sale Freehold.

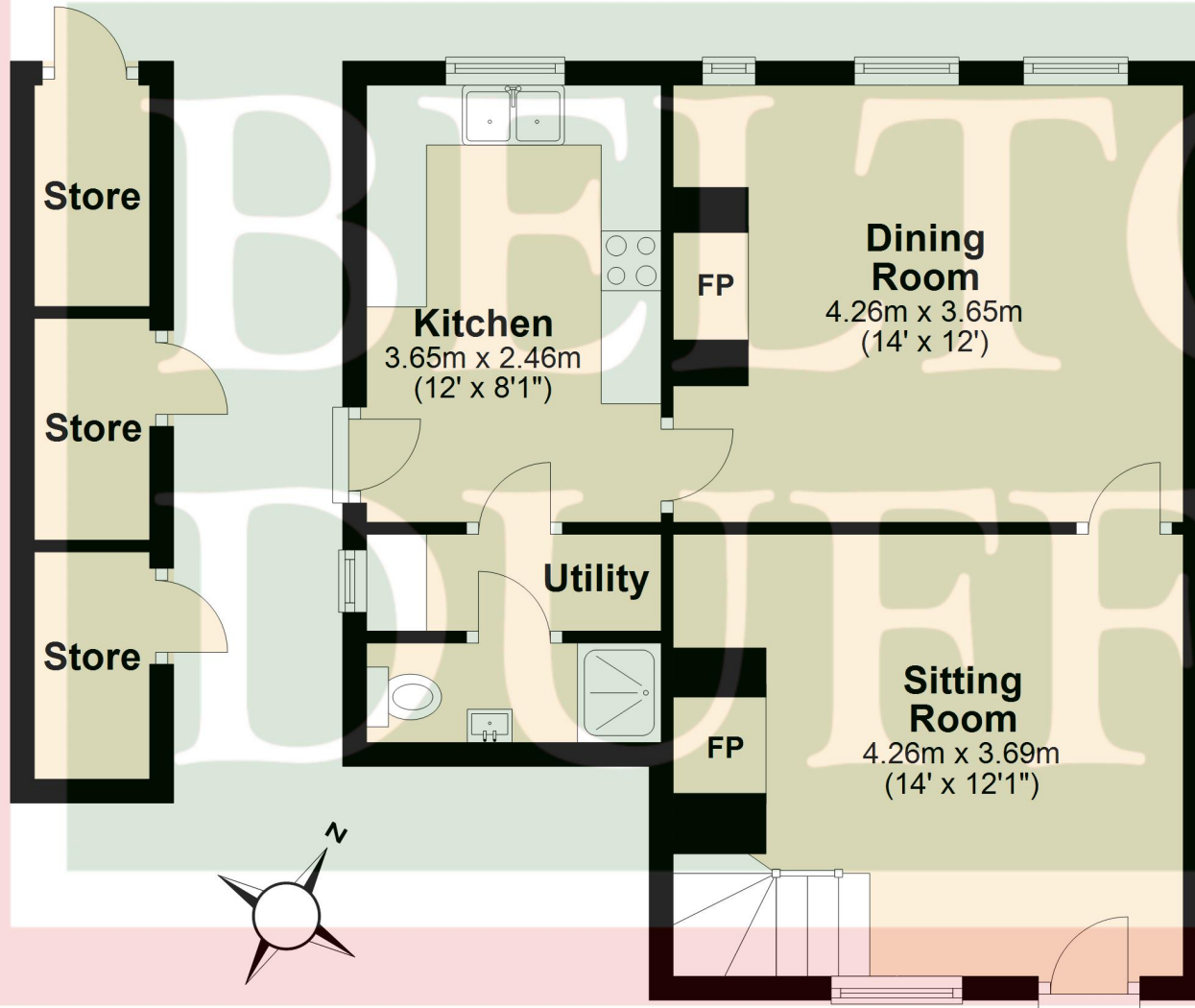
## **VIEWING**

Strictly by appointment with the agent.



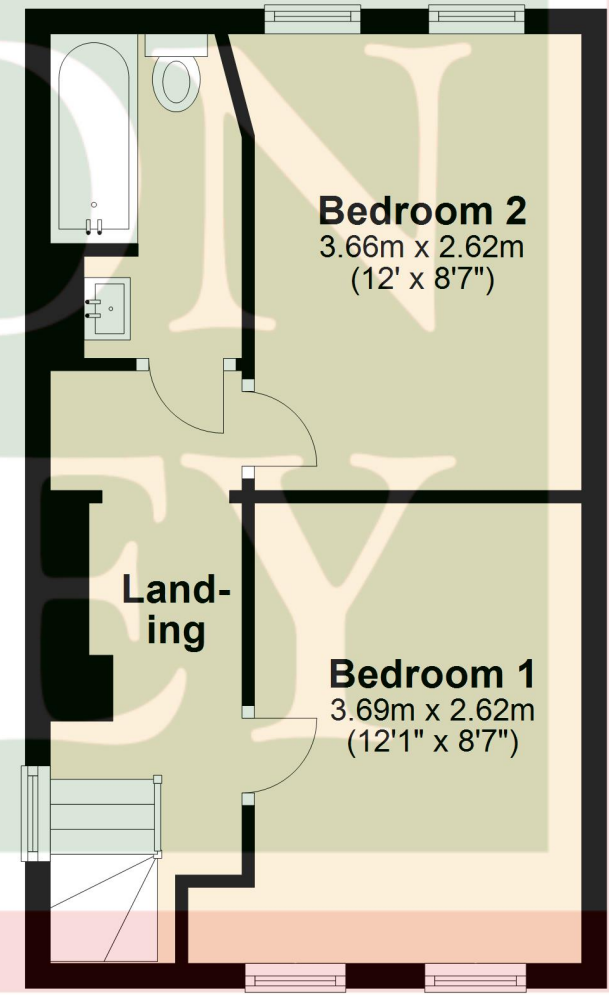
## Ground Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Total area: approx. 83.0 sq. metres (893.8 sq. feet)



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