



Woodcroft, Wood Norton
Guide Price £285,000

BELTON DUFFEY

WOODCROFT, HALL LANE, WOOD NORTON, NORFOLK, NR20 5BE

An exciting opportunity to purchase a detached bungalow standing in the middle of attractive 0.21 acre gardens and grounds (sts) with garage and driveway parking.

DESCRIPTION

Woodcroft is an exciting opportunity to purchase a mature detached bungalow situated in an attractive rural setting on the edge of the popular and conveniently located village of Wood Norton. The property would now benefit from a programme of light refurbishment and has well laid out extended accommodation comprising an entrance hall, kitchen with a walk-in pantry, dining room, sitting room and study. There are also 2 bedrooms and a bathroom with majority UPVC double glazing installed, LPG-fired central heating and a fireplace housing a cast iron multi-fuel stove in the sitting room.

The property has driveway parking which leads to a concrete sectional garage and a car port. Measuring approximately 0.21 acre (subject to survey), the gardens and grounds wrap around the property to all sides and are mainly south and west facing comprising lawned areas with attractively planted beds and an area to the rear ideal growing fruit and vegetables.



SITUATION

Wood Norton is a charming rural village with many period houses and cottages, a fine 1700s church, lovely rural lanes and high hedges with well-wooded undulating surrounding countryside. There are many attractive villages in close proximity with the charming Georgian town of Holt, some 8 miles to the north, and the cathedral city of Norwich, 16 miles to the south-east.

The market town of Fakenham is a short distance to the west and boasts several supermarkets, racecourse, bowling alley and a full range of shops and facilities. The north Norfolk coast, an Area of Outstanding Natural Beauty, is a convenient drive to the north.

ENTRANCE HALL

A partly glazed timber door with a storm porch over leads from the front of the property into the L-shaped entrance hall. Radiator and loft hatch.

KITCHEN

3.67m x 3.36m (12' 0" x 11' 0") A range of pine base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with mixer tap, tiled splashbacks. Cooker space with an extractor hood over, spaces and plumbing for a dishwasher, washing machine and freestanding fridge freezer. Large walk-in pantry cupboard and a further shelved cupboard housing the LPG-fired boiler, radiator. 2 windows to the rear and a partly glazed door to the rear porch.

PANTRY

2.82m x 1.00m (9' 3" x 3' 3") Useful walk-in shelved pantry cupboard with a window to the side of the property.

REAR PORCH

1.40m x 1.40m (4' 7" x 4' 7") Glazed timber construction with a partly glazed door leading outside to the rear of the property.

DINING ROOM

3.41m x 2.79m (11' 2" x 9' 2") Radiator, window overlooking the gardens to the side and glazed timber double doors with glazed side panels leading into:

STUDY

2.79m x 2.35m (9' 2" x 7' 9") Double aspect room with windows to the front and side and a glazed timber door leading outside to the side garden. Parquet flooring, radiator and a glazed door leading into:



SITTING ROOM

3.67m x 3.48m (12' 0" x 11' 5") Tiled fireplace housing a cast iron multi-fuel stove, radiator, bay window to the front of the property and a door to the entrance hall.

BEDROOM 1

3.66m x 3.06m (12' 0" x 10' 0") Range of fitted wardrobe cupboards with mirrored sliding doors, radiator and a bay window to the front of the property.

BEDROOM 2

3.37m x 2.58m (11' 1" x 8' 6") Built-in wardrobe cupboard, radiator and a window to the side of the property.

BATHROOM

2.02m x 1.81m (6' 8" x 5' 11") A white suite comprising a panelled bath with a chrome mixer shower over, pedestal wash basin and WC. Tiled floor and splashbacks, radiator and a window to the rear with obscured glass.

OUTSIDE

Woodcroft is situated in a prominent corner plot position set back from the road behind a mature hedged boundary with metal double gates opening onto a gravelled driveway providing parking and leading the garage and car port.

The good sized gardens wrap around the property to all sides and comprise mainly south and west facing shaped lawns with mature attractively planted beds, small orchard with a summer house and concrete walkways. To the rear, there is also a paved terrace with a fruit cage, vegetable growing area, timber shed and a greenhouse. LPG storage tank.

In all, the gardens and grounds amount to approximately 0.21 acre (subject to survey).

DIRECTIONS

From Fakenham take the A1067 heading east towards Norwich and, after approximately 2 1/2 miles, turn left, signposted Stibbard. Proceed into the village and take the next right, signposted Wood Norton and continue out of the village and on into open countryside. Go straight across the crossroads with the B1110 and on into Wood Norton passing the village hall and the church on your left. Stay on Church Road which becomes Foulsham Road and you will see Woodcroft a little further up on the right-hand side, just past the turning on the right into Hall Lane, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, private drainage (tank located on neighbouring land) and mains electricity. LPG-fired central heating to radiators. EPC Rating Band E.

North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C.

TENURE

This property is for sale Freehold.

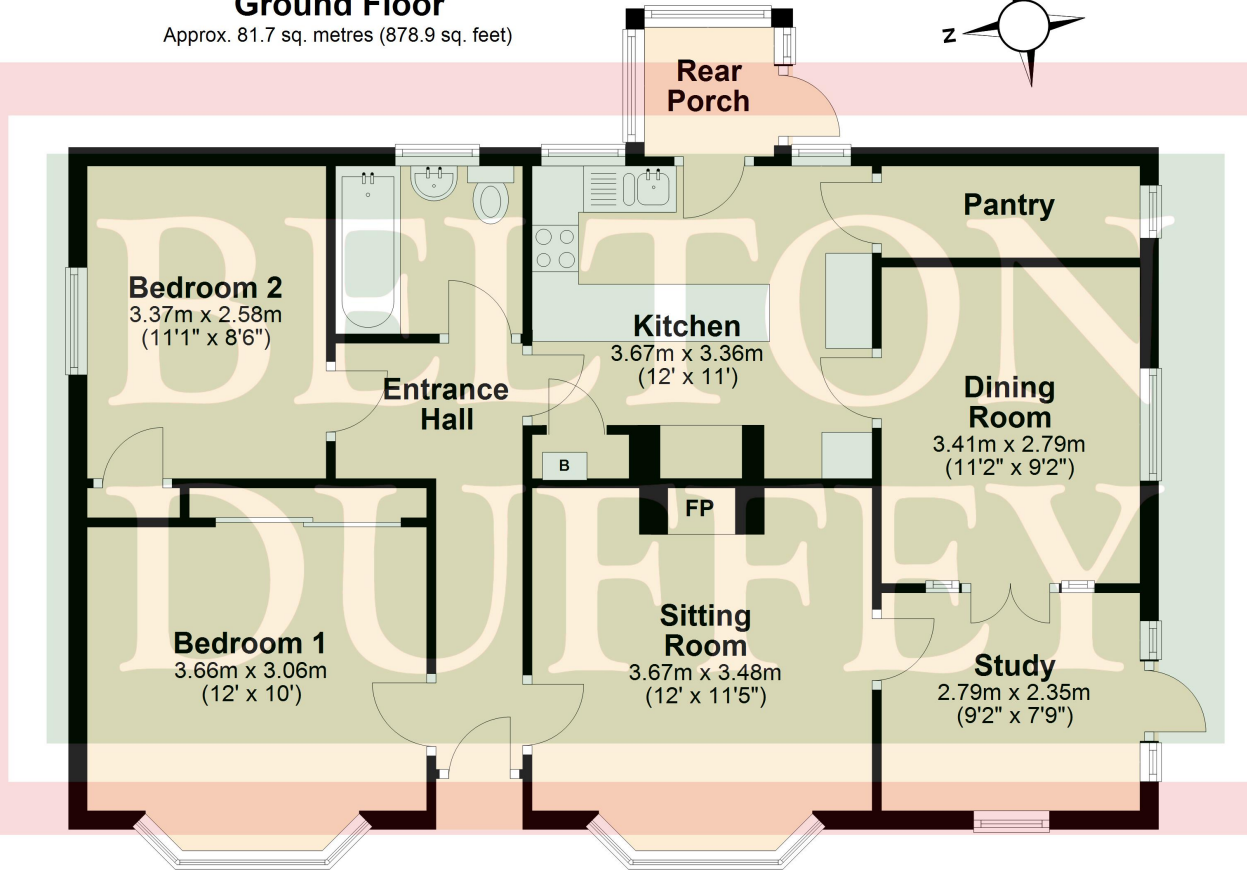
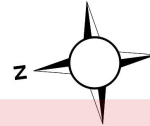
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 81.7 sq. metres (878.9 sq. feet)



Total area: approx. 81.7 sq. metres (878.9 sq. feet)





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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