

4 Bedroom(s), Cottage, Freehold

The Cobbles, South Moor Road, Walkeringham.



- 3D Virtual Tour Available
- Stylish Modern and Contemporary Breakfast Kitchen with Central Island and Integrated Appliances
- Utility Room and Ground Floor W/C
- Stunning Family Bathroom with Roll Top Bath
- Off Road Parking to the front with EV Charger

- Stunning Character Cottage in a Rural Location
- Two Reception Rooms
- Four Double Bedrooms One with En Suite
- Enclosed Courtyard Garden and Separate Patio Area
- Generous Size Outbuilding with Full Electric Ideal for Home Office

**Offers in
Region Of
£420,000
Reduced**

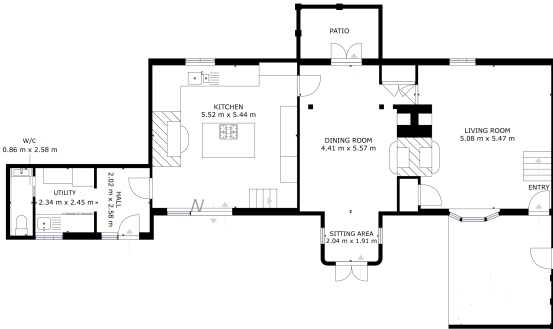
Book your viewing today Tel: 01302 247754

Owner's View

Explore our captivating 3D Virtual Tour and delve into every corner of this stunning 4-bedroom character cottage nestled in a tranquil rural village. Step inside to discover a blend of timeless charm and modern amenities, with original stone floors and cosy log burner fireplaces welcoming you. The heart of the home boasts a sleek country-style kitchen, adorned with luxurious granite countertops and high-end integrated appliances, including a spacious central island with a state-of-the-art downdraft vented induction hob. Open the bi-fold doors and step into the expansive courtyard garden, complete with a lush lawn and inviting patio, perfect for alfresco dining or simply soaking up the sun. Additional patio space accessible from the dining room offers even more opportunities for outdoor enjoyment. For those in need of a dedicated workspace, a substantial outbuilding awaits, offering ample room for a home office and boasting convenient loft storage accessed via stairs. Don't miss the chance to experience the charm and functionality of this exceptional property, schedule your viewing today or explore further details on our website!

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 126 m² FLOOR 2: 88 m²
TOTAL: 214 m²

SIZES AND DIMENSIONS GIVEN ARE APPROXIMATE. ACTUAL DIMENSIONS MAY VARY.



Utility Room



Breakfast Kitchen



Lounge

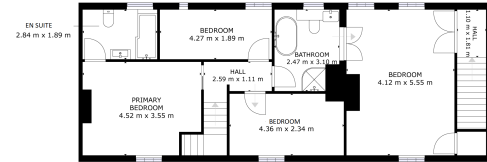


Dining Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 104 m² FLOOR 2: 88 m²
 TOTAL: 192 m²
ICES AND CORRIDORS ARE NOT INCLUDED IN ACTUAL AREA VARY



Master Bedroom



Second Bedroom With En Suite





Bedroom



Bedroom



Family Bathroom



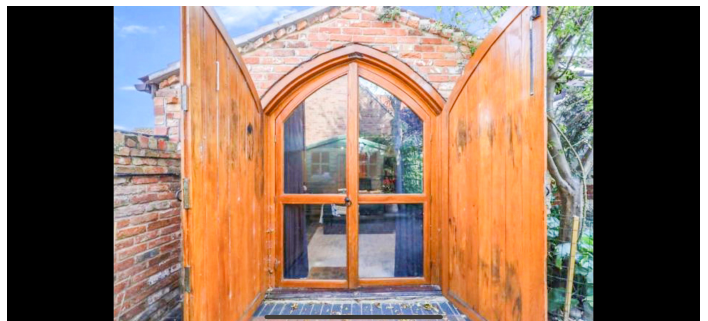
External



Front Aspect and Garden



Outbuilding





Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Dining room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2022

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - 3/4 boarded

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	