



Autumn Leaves, Saxthorpe
Guide Price £200,000

BELTON DUFFEY

AUTUMN LEAVES, POST OFFICE LANE, SAXTHORPE, NORFOLK, NR11 7BL

A detached bungalow of steel framed construction and also requiring modernisation occupying a mature plot in pleasant village location.

DESCRIPTION

Situated in the popular village of Saxthorpe and occupying a mature plot that adjoins paddock land this detached bungalow of steel framed construction requires comprehensive modernisation and, due to non-standard construction is not thought suitable for mortgage purposes.

The extended accommodation includes entrance hall, cloakroom, shower room, sitting room, dining room, kitchen, sun room and two double bedrooms. Externally a private driveway providing off road parking for a number of vehicles leads to a detached single garage (sheet asbestos construction) and the rear garden which enjoys a high degree of privacy and adjoins paddock land.

Autumn Leaves represents a rarely available opportunity to acquire a property that can be re-configured to your own specification and an inspection at your earliest convenience is recommended.



SITUATION

The popular village of Saxthorpe in the heart of the Norfolk countryside offers tranquil village living while being just a short drive from key amenities in nearby towns such as Aylsham, Fakenham and Holt. The neighbouring village of Corpusty, is a well-served village also conveniently situated in the Holt, Aylsham, Norwich triangle. The village has a shop, public house and primary school. The close by larger village of Briston offers a comprehensive range of local facilities and excellent road links provide easy access to the historic city of Norwich, just 30 minutes away.

ENTRANCE HALL

4.98m x 1.44m (16' 4" x 4' 9")

Steps up to twin light UPVC front door, access to loft space, radiator, deep airing cupboard, storage cupboard, doors to;

SITTING ROOM

5.60m x 3.19m (18' 4" x 10' 6")

Double glazed window to front, York stone fireplace with Park Ray fire and back boiler providing heating to radiators, radiator, 2 economy 7 storage radiators.

DINING ROOM

3.75m x 2.90m (12' 4" x 9' 6")

An extension to the original property with double glazed window to front, radiator.

KITCHEN

3.75m x 3.13m (12' 4" x 10' 3")

Double glazed windows to rear and side, double glazed door to sun room. The kitchen requires complete re-fitting, radiator, electric cooker point

SUN ROOM

3.75m x 2.00m (12' 4" x 6' 7")

An addition to the original property of mainly double glazed construction on a low brick wall with pleasant aspect over the garden and access provided by doors to either side, radiator, economy 7 radiator, plumbing for automatic washing machine.

BEDROOM 1

4.62m x 3.19m (15' 2" x 10' 6")

A generous double bedroom with double glazed window to front, double built-in wardrobe cupboard, radiator.



BEDROOM 2

4.62m x 3.13m (15' 2" x 10' 3")

Double glazed window to rear, built-in wardrobe cupboard and storage drawers, radiator.

SHOWER ROOM

2.35m x 1.75m (7' 9" x 5' 9")

Double glazed window to rear, fully tiled shower cubicle, vanity unit with inset wash basin, wall mounted electric bar heater.

CLOAKROOM

Double glazed window to rear, WC.

GARAGE

A detached garage of single size with lean to shed/store. Please note the garage is of sheet asbestos construction.

OUTSIDE

Autumn Leaves sits well back from Post Office Lane in an elevated position with neat lawns to the front and inset mature shrubs and specimen grasses.

A gravel covered and concrete private driveway leads to the garage, providing of road parking for a number of vehicles.

The rear garden adjoins paddock land and enjoys a high degree of privacy. Large lawned area with inset mature trees and shrub borders. Mature Beech hedging to rear boundary.

DIRECTIONS

From Fakenham head north on the A148 signposted Holt until you reach Thursford where you take a right turn B1354 towards Melton Constable and Briston. Stay on the B1354 passing through Melton Constable and Briston until you reach the T junction at Saxthorpe.

Turn right, signposted Aylsham and immediate first right into The Street. Post Office Lane is a narrow left turning 100m from the junction and Autumn Leaves is the last bungalow on the left before the farm identified by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Multi fuel Park Ray fire and back boiler providing heating to radiators and supplementary economy 7 radiators. EPC Rating Band E.

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

TENURE

This property is for sale Freehold.

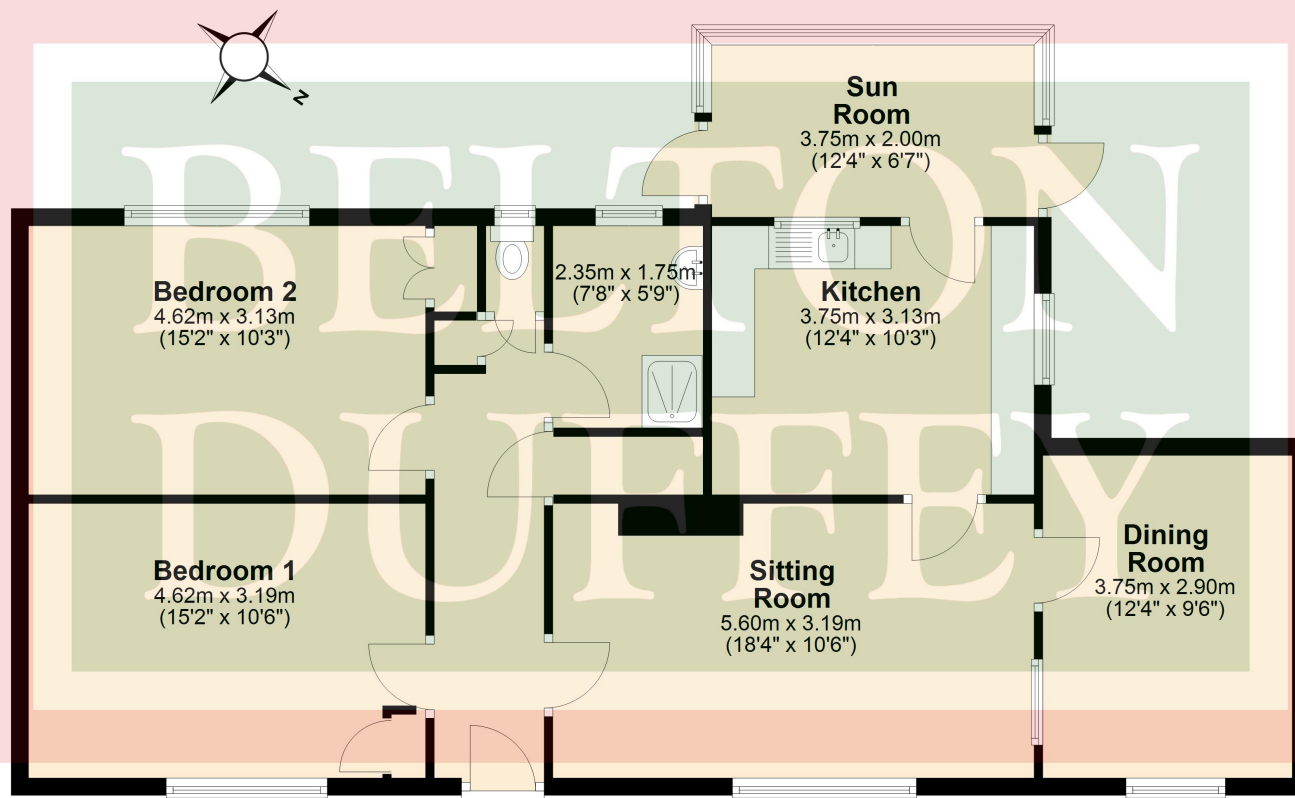
VIEWING

Strictly by appointment with the agent.



Ground Floor

Approx. 94.2 sq. metres (1014.2 sq. feet)



Total area: approx. 94.2 sq. metres (1014.2 sq. feet)





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