

DIRECTIONS

SAT NAV: PE32 1RH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

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The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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Westhall Cottages Lynn Road Middleton PE32 1RH

EXTENDED THREE BEDROOM PERIOD COTTAGE WITH TRADITIONAL FEATURES, BEAUTIFULLY PRESENTED.

Middleton

Freehold

£385,000

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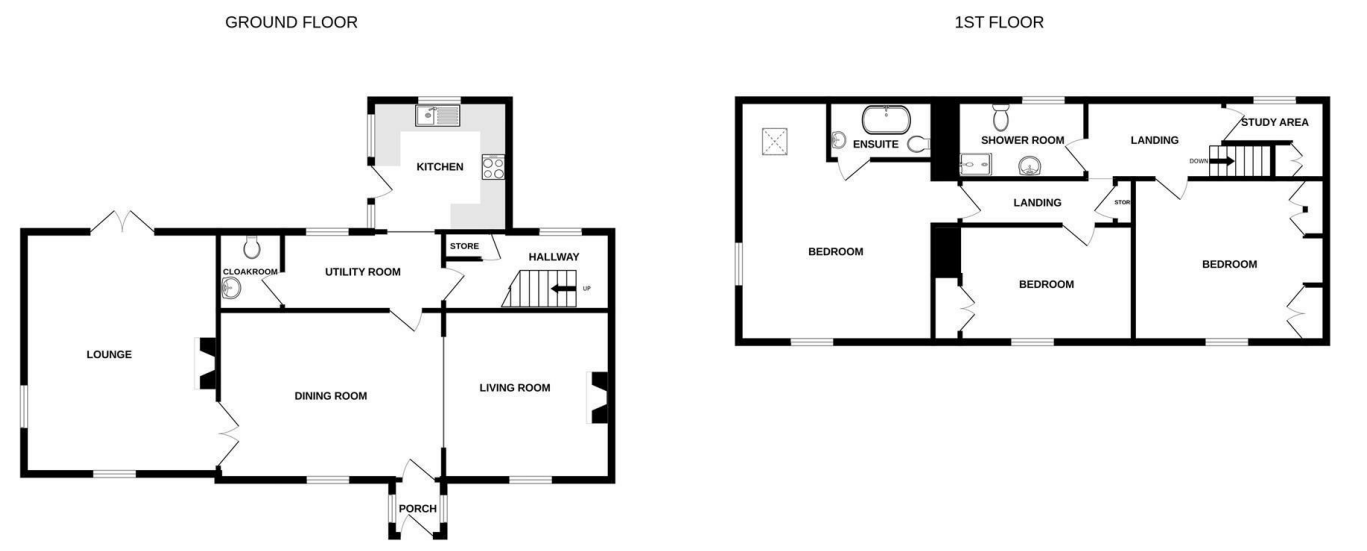




- KITCHEN** 10'8 x 10'2 (3.25m x 3.10m)
Newly fitted kitchen comprising of a range of base, wall and drawer units with wood worktops, space and plumbing for a dishwasher, double aspect windows with stunning unobstructed views of Middleton Golf Course. Brick effect splash back tiling. Modern tiled flooring.
- UTILITY** 12'6 x 6'1 (3.81m x 1.85m)
Modern tiled flooring, newly fitted kitchen units with wood worktops, large window to rear, space and plumbing for washing machine, double radiator.
- LOUNGE** 19'3 x 16'4 (5.87m x 4.98m)
Fitted carpet, windows to front and side, French doors to rear garden, double radiator, multifuel log burner.
- DINING ROOM / FAMILY ROOM** 33'1 x 13'2 (10.08m x 4.01m)
Fitted carpet, Two large windows to the front flooding the room with light and open field views. Electric feature fire with decorative fireplace.
- HALLWAY**
Fitted carpet, double radiator, window to rear, boiler.
- CLOAKROOM**
Comprising of hand wash basin, W.C and modern tiled flooring.
- LANDING**
Fitted carpet, leading to study, bathroom and second bedroom, double radiator.
- FIRST FLOOR HALLWAY**
Fitted carpet, storage cupboard, leading to the third bedroom and down to the master suite.
- MASTER SUITE** 19'2 x 16'8 (5.84m x 5.08m)
Fitted carpet, extra high ceilings, large window to the front with open field views, VELUX skylight, window to the side all filling the room with an abundance of natural light, en-suite.
- ENSUITE**
Three piece suite comprising of a stylish freestanding bath, hand wash basin with vanity unit, W.C, heated towel rail, VELUX skylight and vinyl flooring.
- BEDROOM TWO** 15'3 x 9'10 (4.65m x 3.00m)
Fitted carpet, large window to front with open field views, Fitted wardrobe/storage and airing cupboard, double radiator.
- BEDROOM THREE** 13'1 x 12'6 (3.99m x 3.81m)
Fitted carpet, large window to the front with open field views, double radiator, large built in wardrobe.
- STUDY**
Fitted carpet, window to rear garden with stunning unobstructed views of Middleton Golf Course, double radiator.
- SHOWER ROOM**
Three piece suite comprising of a W.C, hand wash basin with vanity unit, generous walk in shower with decorative surround tiling. Vinyl flooring, heated towel rail and an obscured window to rear,
- REAR GARDEN**
Large well maintained rear garden with views on the golf course. Mainly laid to lawn, however is a well thought out seating area and vegetable boxes. The garden also benefits well stocked borders providing colour and variety to the garden.



Located in the charming village of Middleton, this beautifully refurbished and extended character cottage offers a delightful blend of modern comfort and traditional charm. With three generously sized bedrooms, this home is perfect for families or those seeking extra space. The newly fitted kitchen with stunning views, leads onto a comfortable living area that boasts exposed beams and a log burner, creating an inviting atmosphere ideal for relaxation or entertaining guests. The property features two reception rooms, providing ample space for both formal and informal gatherings. A family shower room along with a fabulous en-suite to the master bedroom plus a downstairs cloakroom, make morning routines a breeze. One of the standout features of this cottage is the far-reaching views over the adjacent Middleton Golf Course, which can be enjoyed from the rear of the property, which spans approximately 0.40 acres, offering a serene backdrop to your daily life. This home is not just a place to live; it is a sanctuary that combines character with modern living. With its thoughtful refurbishment, it retains its original charm while providing all the comforts of contemporary life. If you are looking for a property that offers both style and substance in a picturesque setting, this stunning cottage is not to be missed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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