



**Westgate Street, Hevingham Norwich NR10 5RG**

**welcome to**

**Westgate Street, Hevingham Norwich**

This impressive and spacious four-bedroom detached Cottage with ample off-road parking and mature, South-facing rear garden is situated in a private road location in the popular village of Hevingham and is being sold with NO ONWARD CHAIN!



### **Entrance Porch**

Double glazed porch with tiled flooring and door into hallway.

### **Entrance Hall**

Door from porch opens into hall with stairs to first floor, under stairs cupboard, radiator and laminate flooring. Doors to Cloakroom, Kitchen, Lounge and Study.

### **Cloakroom**

Suite comprising WC & wash basin, radiator, double glazed window to side aspect and vinyl flooring.

### **Lounge**

Double glazed bay window to front aspect, radiator, wall lights, stone surround fireplace, reading nook, TV point and laminate flooring. Double doors to the Kitchen/Diner.

### **Kitchen / Diner**

Fitted kitchen with range of wall and base units, granite work surfaces over with inset ceramic sink, electric oven with gas hob and cooker hood above, plumbing for both washing machine & dishwasher, integrated fridge/freezer, gas central heating boiler. Wall lights, radiator and Stone flooring.

### **Conservatory**

Brick base Conservatory with uPVC double glazed windows and doors, electric roof windows, two electric ceiling fans, wall lights, and tiled flooring.

### **Study**

Double glazed bay windows to front aspect, wall lights, radiator, and carpeted flooring.

### **First Floor Landing**

Loft access with pull down ladder, radiator and carpeted flooring.

### **Bedroom One**

Double glazed window to rear aspect, radiator, TV point, and carpeted flooring. Door to En-suite.

### **En-Suite**

Suite comprising walk-in shower cubicle, wash basin & WC. Fully tiled walls and floor, airing cupboard housing water tank, heated towel rail and double glazed window to side aspect.

### **Bedroom Two**

Double glazed window to front aspect, radiator and carpeted flooring.

### **Bedroom Three**

Double glazed window to front aspect, radiator and carpeted flooring.

### **Bedroom Four**

Double glazed window to side aspect, radiator and carpeted flooring.

### **Family Bathroom**

Suite comprising bath, WC and wash basin. Double glazed windows to side aspect, towel rail, fully tiled walls and flooring.

### **Outside**

At the front of the property is ample off-road parking available on the gravel driveway with mature hedging and trees surrounding.

To the rear of the property are gates leading to the garden, there is a mature south-facing garden, mainly laid to lawn with patio seating area, mature shrubs, hedging, four garden sheds and uninterrupted field views. There is also an outside tap. There are hard pathways around the plot.



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## Westgate Street, Hevingham Norwich

- No Onward Chain
- Detached Cottage
- 4 Bedrooms - Main with En-suite, 3 Double Bedrooms
- Flexible Accommodation
- Mature South-Facing Garden & Ample Off-Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS110035 - 0005

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