



BARLEY COTTAGE, MORLEY ST BOTOLPH

GUIDE PRICE £650,000



BARLEY COTTAGE

**48 CHAPEL ROAD
MORLEY ST BOTOLPH, WYMONDHAM
NORFOLK NR18 9TF**

An extended five bedroom detached family home, just over half a mile from Wymondham College in a non-estate location backing onto farmland with a west facing rear garden.

DESCRIPTION

Barley Cottage offers very well presented accommodation on three floors with plenty of space for a large family. The property has an oil fired central heating system to radiators, burglar alarm and all of the windows and doors are UPVC wood effect double glazed. Only by inspection can the space and quality of this individually designed home be fully appreciated and viewing is highly recommended.

LOCATION

The property is situated to the south west of Wymondham in a lovely rural location with a farmland view to the rear but with easy access into Wymondham and the A11. There are excellent shopping facilities in Wymondham and other amenities including all levels of schools, public houses and restaurants and of course the famous Wymondham Abbey. Wymondham Railway Station provides services to Norwich, London and Cambridge. Wymondham College is only a short distance down the road.

DIRECTIONS

Leave Norwich via the A11 Newmarket Road and take the first slip road off the A11 at the signpost for Wymondham. Take the second exit off the roundabout at the bottom of the slip road and follow the road under the A11 and on to the next roundabout. Then take the second exit into Harts Farm Road (B1172). Continue over the traffic lights into London Road (B1172) and proceed to the next roundabout. Take the second exit, remaining on the B1172 London Road and follow this road out into the countryside. Then take the right hand turning into Morley Lane. Follow this road into Morley and turn left by The Buck Public House into Chapel Road. Barley Cottage will be found on the right hand side.



ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL Karndean flooring. Radiator. Thermostat control for heating. Telephone point. Built-in under stairs storage cupboard. Staircase to first floor galleried landing. Coving.

CLOAKROOM White WC and suspended hand wash basin with tiled splashback. Chrome towel radiator. Extractor. Coved and textured ceiling.

LOUNGE Two radiators. Exposed brick chimney breast recess with a wood burner on a pamment tile hearth. Television point. Coving. Doors with glazed panels through to the family room.

KITCHEN/BREAKFAST ROOM Granite worktops with a range of cupboards and drawers below and a deep white ceramic sink with mixer tap. Tiled splashback. Matching wall cupboards with concealed lighting below. Space for range cooker with a concealed extractor above. Integrated dishwasher. Amtico flooring. Two radiators. Coving. UPVC double glazed window through to the dining conservatory.

UTILITY ROOM Radiator. Worktop with cupboard below and utility spaces for washing machine and tumble dryer. Tall storage cupboards with space between for fridge/freezer. Extractor.

FAMILY ROOM Solid wood flooring. Two radiators. Television point. Coving. Ceiling speakers. Wide opening to study area.

STUDY AREA Solid wood flooring. Radiator. Feature fireplace. Coving. UPVC double glazed doors to the side conservatory.

SIDE CONSERVATORY Radiator. Television point. Solid wood flooring. Double glazed roof with two electric roof lights.

DINING CONSERVATORY Solid wood flooring. Radiator. Pitched double glazed roof and UPVC double glazed windows and doors to the paved patio and rear garden.

On the First Floor:-

LANDING Radiator. Built-in storage cupboard. Built-in airing cupboard with slatted shelves and hot water cylinder. Stairs to second floor. Coving.

BEDROOM 1 Radiator. Television point. Two fitted double wardrobes with a window storage seat between. Walk-in wardrobe with shelves, hanging rail and light. Inset ceiling spotlights and speakers.



EN-SUITE BATHROOM White suite comprising Jacuzzi corner bath with mixer tap and shower attachment, pedestal wash basin with tiled splashback, WC, tiled shower cubicle with a mixer shower and screen door. Designer chrome towel radiator. Extractor. Inset ceiling spotlights. Ceiling speaker.

BEDROOM 2 Two radiators.

BEDROOM 3 Radiator. Television and telephone points.

BEDROOM 4 Radiator. Fitted wardrobe.

FAMILY BATHROOM Fully tiled walls and a white suite comprising panelled bath, pedestal wash basin, WC. Chrome towel radiator. Extractor.

SHOWER ROOM Shower cubicle with a mixer shower and rainhead fitting above and folding screen door. Chrome towel radiator. Coving. Extractor.

SEPARATE WC White WC and suspended hand wash basin with tiled splashback. Radiator. Extractor. Coving.

On the Second Floor:-

SEATING AND PLAY/STUDY AREA Two radiators. Velux skylight windows. Inset ceiling spotlights. Double glazed window to rear aspect. Maximum head height 6'3" to the ceiling apex.

BEDROOM 5 Radiator. Television point. Inset ceiling spotlights. Velux skylight window.

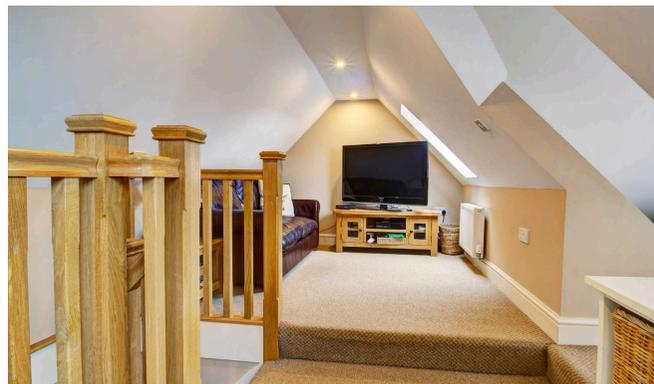
OUTSIDE

A gate opens to a large block driveway to the front and side of the property with parking for numerous vehicles. There is also a double garage with up and over door, light and power, overhead storage space, UPVC door with double glazed panel to the rear garden. A gate and a pathway to the side of the property lead to the rear garden which is west facing and laid to lawn with established flower and shrub borders and there is a wide paved patio to the immediate rear of the property. A lovely feature is a covered seating/dining area, constructed of wood with a pitched roof above.

AGENT'S NOTES:

The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing. Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

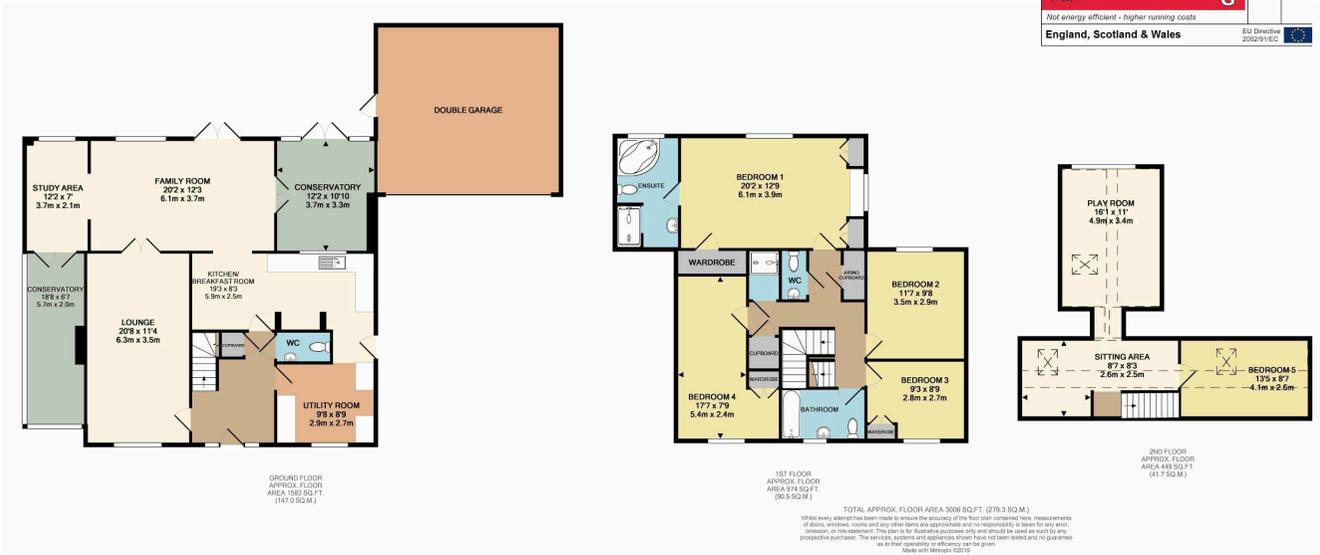






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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VIEWING

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

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