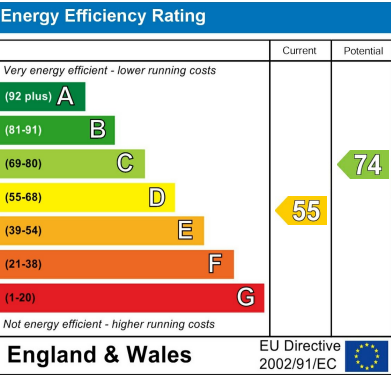


DIRECTIONS

SAT NAV: PE32 1RH



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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.

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"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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Westhall Cottages Lynn Road Middleton PE32 1RH

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

Middleton

Freehold

£385,000

01553 692828
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KITCHEN 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.	10'8 x 10'2 (3.25m x 3.10m)
UTILITY Modern tiled flooring, newly fitted kitchen units with wood worktops, large window to rear, space and plumbing for washing machine, double radiator.	12'6 x 6'1 (3.81m x 1.85m)
LOUNGE Fitted carpet, windows to front and side, French doors to rear garden, double radiator, multifuel log burner.	19'3 x 16'4 (5.87m x 4.98m)
DINING ROOM / FAMILY ROOM Fitted carpet, Two large windows to the front flooding the room with light and open field views. Electric feature fire with decorative fireplace.	33'1 x 13'2 (10.08m x 4.01m)
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 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.	19'2 x 16'8 (5.84m x 5.08m)
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 Fitted carpet, large window to front with open field views, Fitted wardrobe/storage and airing cupboard, double radiator.	15'3 x 9'10 (4.65m x 3.00m)
BEDROOM THREE Fitted carpet, large window to the front with open field views, double radiator, large built in wardrobe.	13'1 x 12'6 (3.99m x 3.81m)
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.





