



**Black Mill Lane, Great Moulton, Norwich, NR15
2DZ**

Guide Price £250,000



Property Features

- Individual position
- Spacious plot
- Versatile living space
- Secluded gardens
- Freehold
- Brand New Air Source Heat Pump and Radiators
- Brand New Hot Water System
- Council Tax Band A
- Freehold
- Energy Efficiency

Full Description

Found within the village of Great Moulton, the property is located off a small no-through country lane having footpaths giving countryside walks and set back off Station Road on the Diss to Norwich bus route. The village is associated with the neighbouring village of Aslacton and are found within the idyllic and un-spoilt rural countryside on the South Norfolk borders. "The Firs" is found within the school catchment area for Fornsett St Peter Church of England Primary School and Long Stratton High which lay 3 and 4 miles respectively. The village of Long Stratton is within easy reach lying just 4 miles to the east and offers a wide array of many day to day amenities and facilities. The historic market town of Diss is located 8 miles to the south and offers a more extensive and diverse range of amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises a two bedroom detached bungalow understood to be of timber construction having been built in the early 1900's with pleasing colour wash rendered elevations under a pitched slate roof and benefitting from sealed unit upvc double glazed windows and doors whilst being heated by a brand new air source heat pump via brand new radiators with the further benefit of a brand new hot water system. Internally the property offers spacious accommodation in the regions of 1000 sq ft. For some purchasers some remodelling may be required with particular notice being drawn to the second bedroom/kitchen diner. Throughout the property offers well proportioned rooms flooded by plenty of natural light having a great deal of privacy/seclusion within.

The property is set back from the road having extensive off-road parking to the front upon a shingle driveway leading up to the bungalow and with good side access to the eastern aspect leading through to the main gardens which are again of a generous size being predominantly laid to lawn, enjoying a leafy green outlook.



The rooms are as follows.

ENTRANCE HALL

Providing access to storm porch to front and providing access to the reception room and study via pine brace and batten internal doors.

RECEPTION ROOM ONE

11' 7" x 11' 3" (3.55m x 3.44m)

A double aspect room found to the front of the property with fireplace to side. Exposed timbers and beams. Opening through to reception room two...

RECEPTION ROOM TWO

10' 3" x 14' 5" (3.14m x 4.40m)

With window to side. Access through to the bedrooms and bathroom.

KITCHEN

7' 10" x 6' 0" (2.40m x 1.85m)

With windows to the front and rear aspect. A light bright and airy room with a good range of wall and floor unit cupboard space with roll top work surfaces over. Range to side. Inset stainless steel sink and space for white goods etc. Utility to side...

UTILITY

7' 9" x 4' 5" (2.38m x 1.35m)

With window to rear. Door to side giving external access and space and plumbing for white goods etc.

BEDROOM ONE

12' 4" x 7' 6" (3.77m x 2.31m)

With window to the rear aspect.

BEDROOM TWO/KITCHEN

12' 0" x 14' 1" (3.68m x 4.30m)

With window to the rear aspect. French doors to side being an impressive size, hand crafted, bespoke kitchen/diner requiring a relatively small amount of work in its completion. For further information on this please contact the selling agent.

BATHROOM

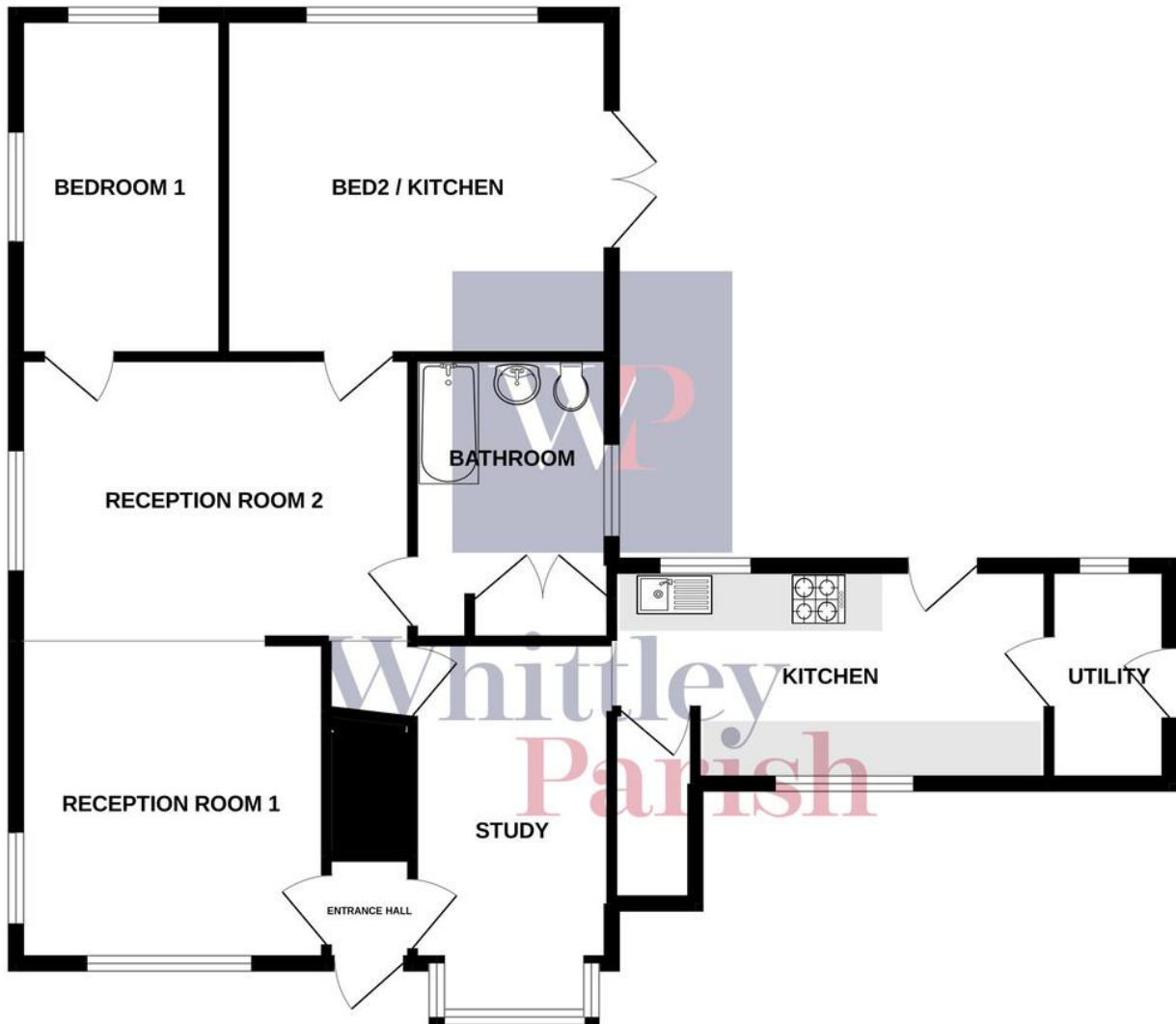
10' 4" x 8' 5" (3.17m x 2.57m)

With window to side. P shaped bath, Wash hand basin over vanity unit, and low level wc to side.

OUR REF: L0924



GROUND FLOOR
914 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (85.0 sq.m.) approx.

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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