

Aldreds
Estate Agents



Beech Cottage Long Lane, Ingham, NR12 0TJ

£295,000



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Beech Cottage Long Lane

Ingham, NR12 0TJ

- Modern Detached House
- Separate Dining Room
- Attractive Farmland Views
- Enclosed Garden, Garage & Parking
- No Onward Chain
- Four Bedrooms with Master En Suite
- Pleasant Village Location
- Storage Heating
- Scope To Improve
- Early Viewing Is Highly Recommended

Aldreds are pleased to offer this modern four bedroom detached house situated in a delightful position, adjacent to open farmland within the sought after village of Ingham. This nicely located property would now benefit from some cosmetic improvement and updating and offers an excellent opportunity for the keen DIYer to acquire a modern home in a pleasant non estate position. The accommodation includes an entrance hall, kitchen/breakfast room utility room, lounge with open plan dining room adjacent, conservatory, four bedrooms, master en-suite shower room and bathroom. The property offers storage heating, uPVC sealed unit double glazed windows, parking and an adjoining garage with a delightful enclosed rear garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



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Entrance Hall

Part glazed uPVC entrance door, storage heater, stairs to first floor landing with two under stair cupboards, power points, telephone point, doors leading off;

Kitchen 10'9" x 9'6" (3.3m x 2.92m)

A double aspect room with windows to front and side, storage heater, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, space cooker with electric cooker point, plumbing for washing machine, television point, open access to;

Utility Room 11'6" x 3'11" (3.53m x 1.21m)

Side facing obscure glazed window, plumbing for washing machine, power points, ventilation.

Lounge 6'9" x 11'4" reducing to 10'6" (2.07m x 3.46m reducing to 3.22m)

Storage heater, power points, television point, wall lighting, former fireplace with quarry tiled hearth, glazed French doors to conservatory, open plan access to;



Dining Room 11'6" x 10'11" (3.53m x 3.33m)

Side facing obscure glazed window, window to rear aspect overlooking the garden, two storage heaters, power points, telephone point.

Conservatory 10'7" x 7'3" (3.24m x 2.21m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, glazed door to garden, power points, wall light, television point.

First Floor Landing

Window to side aspect, loft access, power point, doors leading off;

Bedroom 1 15'3" reducing to 11'4" x 11'6" (4.67m reducing to 3.46m x 3.52m)

With a side facing window allowing a superb open farmland view, storage heater, power points, television point, door giving access to;

En-Suite Shower Room

Obscure glazed window to front aspect, low level w.c., pedestal hand wash basin with tiled splash back, tiled shower cubicle with electric shower, shavers point, heated towel rail.

Directions

Leave Stalham on the Ingham Road, follow this road, upon reaching the Ingham Swan public House bear left into Long Lane, continue for approximately a mile towards Ingham Corner turning right into the shingled shared driveway just after the large agricultural building, where the property can be found on the right hand side, adjacent to the fields beyond and located by our FOR SALE board.



Bedroom 2 10'5" x 8'7" reducing to 7'10" (3.18m x 2.63m reducing to 2.41m)

Window to rear aspect, storage heater, power points, cupboard style door giving 'jack and jill' access to;

Bathroom

Obscure glazed window to rear aspect, part tiled walls, panelled bath with electric shower attachment over, low level w.c., pedestal hand wash basin with tiled splash back, airing cupboard, ventilation, wall mounted electric heater, door from landing.

Bedroom 3 10'10" x 7'1" (3.31m x 2.17m)

Window to front aspect, storage heater, alcove shelf, hand wash basin within a fitted unit, power points.

Bedroom 4 9'1" reducing to 7'9" x 9'1" reducing to 5'7" (2.78m reducing to 2.37m x 2.78m reducing to 1.72m)

Window to front aspect, power points.

Outside

The property is approached via vehicular access via a shingled communal parking area with visitors parking space and parking in front of the adjoining single garage. The property offers a paved front garden with picket style fencing to front boundary. To the rear is a pleasant enclosed garden with close board panel fencing to boundaries, mainly laid to lawn with a selection of mature shrubbery and mature planting.

Garage 15'4" x 9'2" (4.69m x 2.8m)

Front facing up and over door, double timber doors to rear, power and lighting.

Tenure

Freehold.

Services

Mains water, electric and drainage.

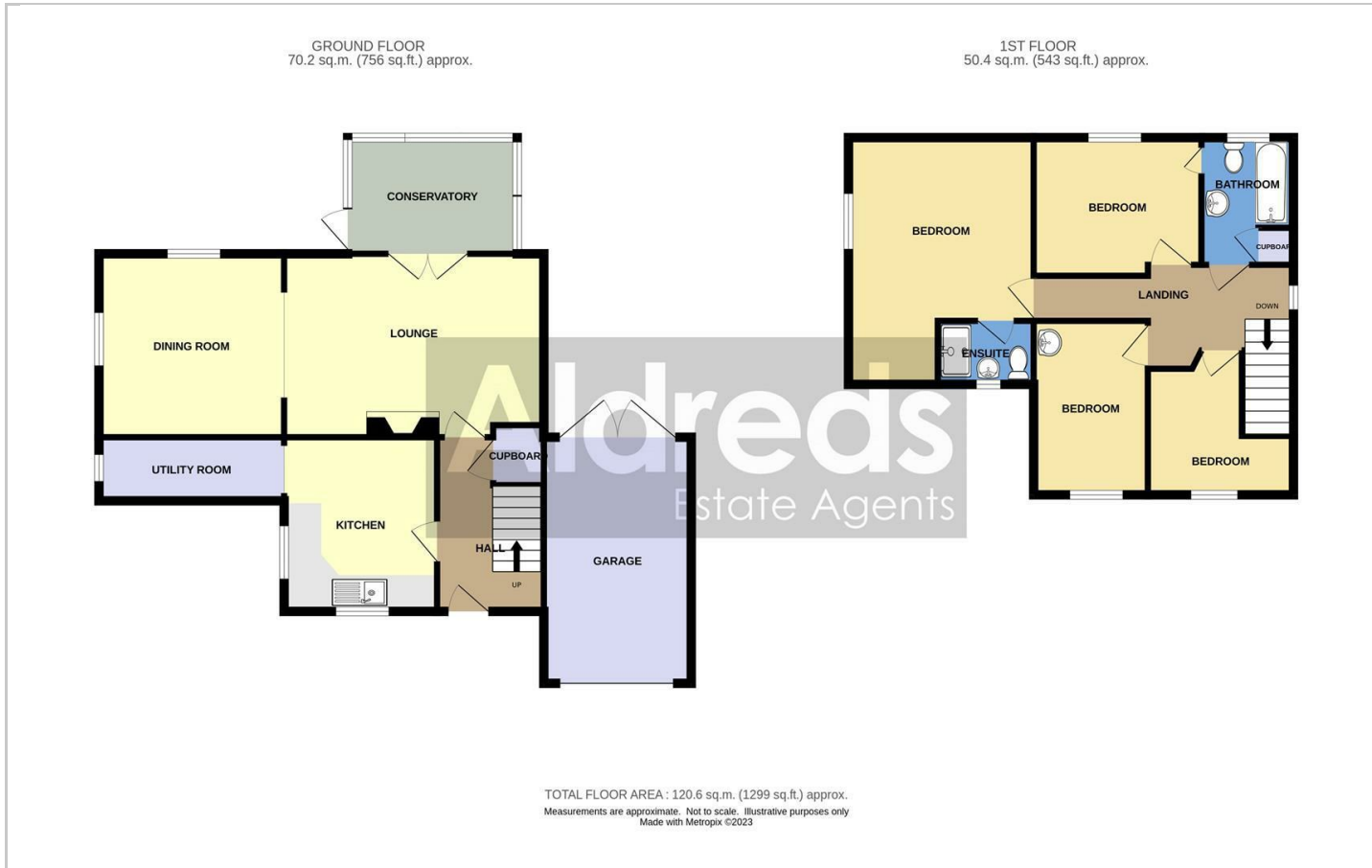
Council Tax

North Norfolk District Council - Band: 'C'

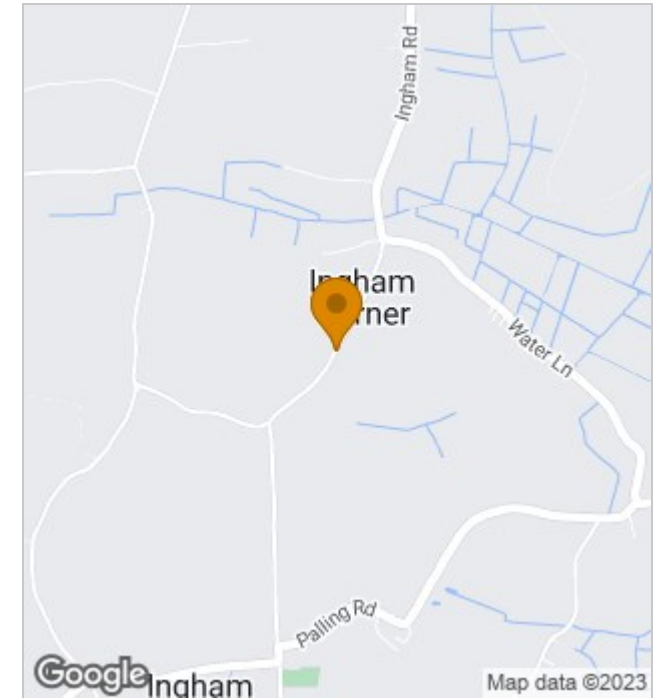
Location

Ingham is an attractive village which lies nicely just in from the coast and on the fringes of the Norfolk Broads network. The area is well loved for its many attractions which include the Norfolk Wildlife Trust Nature Reserve at Hickling, The East Ruston Vicarage Gardens, The Norfolk Coastal Path and Weavers Way for walkers and seasonal seal watching along the nearby coastline. The village offers a very popular Restaurant - The Ingham Swan, Church, and Bus Service and is approximately 3 miles from the Broadland Town of Stalham, where facilities include a variety of Shops, Health Centre, First, Middle and High Schools, supermarket and post office.

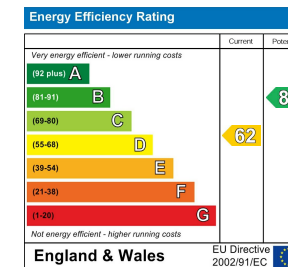
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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