

30 Cherrywood, Alington

£325,000

Guide price £325,000-£350,000. This deceptively spacious, detached home is nestled in a quiet cul-de-sac within an idyllic village.



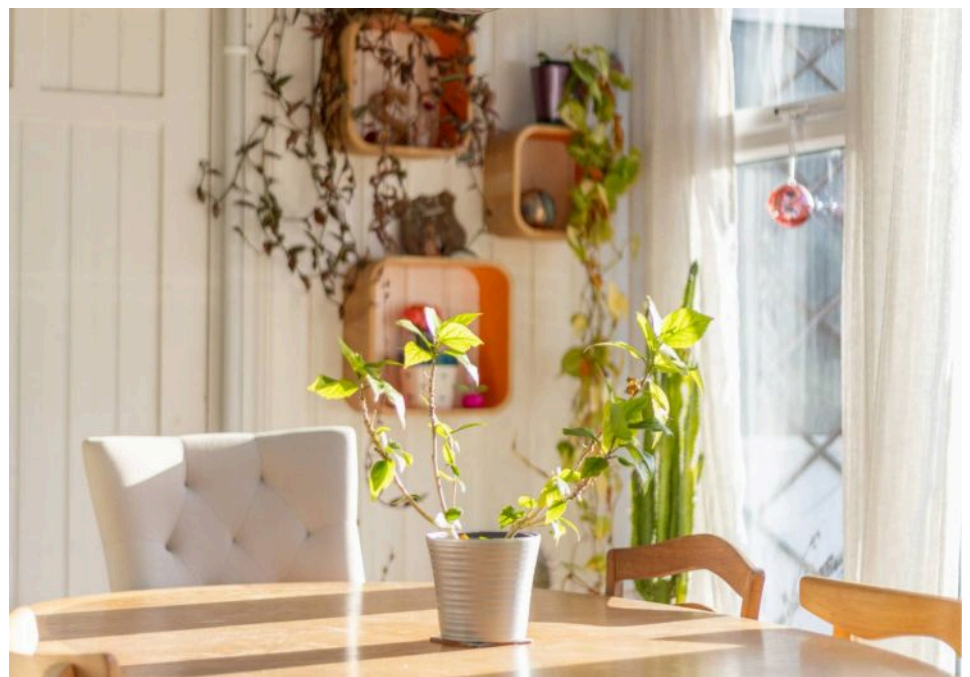
websters.

Location, location, location! Guide price £325,000–£350,000. This deceptively spacious, detached home is nestled in a quiet cul-de-sac within an idyllic village. A short walk from the highly regarded Alington & Bergh Apton Primary School & the popular local pub, it's perfectly suited for families seeking tranquillity, community & quality amenities. Enhancing the home's distinctive charm, the open-plan lounge & dining area boasts striking vaulted ceilings & a large picture window, flooding the space with natural light. The 15ft conservatory further expands this ideal entertaining area. All three double bedrooms are bright & spacious; the two largest featuring double built-in wardrobes. The unique layout features flexible living spaces & potential future expansion with plans approved for conversion to a modern four-bedroom home. A south-facing, private rear garden enjoys the sun all day. Two generous driveways offer parking for three cars and a single garage.

Council Tax band: TBD



- › DETACHED BUNGALOW
- › POTENTIAL TO EXTEND
- › DRIVEWAY & GARAGE
- › ENCLOSED REAR GARDEN
- › SOUTH FACING GARDEN
- › GUIDE PRICE £325,000–£350,000
- › COUNCIL TAX BAND C



LOCATION

Alpington is a charming village set within the picturesque Norfolk countryside, just 10-mins drive from Norwich. Known for its peaceful ambience and strong community, Alpington is an ideal choice for those seeking a rural lifestyle while remaining conveniently close to city amenities. The village is home to the highly regarded Alpington & Bergh Apton Primary School, and is close to Framingham Earl High, making it particularly appealing to families. Surrounded by scenic walks, open fields, traditional pubs, and a farm shop, Alpington is a wonderful mix of natural beauty and village charm. With easy access to major road networks, the area provides straightforward routes to the Norfolk Broads and stunning East Anglian coastlines, offering residents plenty of options for leisure and recreation. Alpington is a perfect setting for those looking to embrace the best of Norfolk's countryside while staying connected to the vibrant life of nearby Norwich.

PORCH

LIVING ROOM/DINER

Dimensions: 24' 0" x 16' 7" (7.33m x 5.06m). Fitted carpet, uPVC double glazed windows, fire place, doors to

KITCHEN

Dimensions: 9' 1" x 8' 9" (2.77m x 2.67m). Range of wall and base units with worktops over, space for fridge freezer, dish washer and electric oven and hob, uPVC double glazed window, tile flooring and splash back, door to

UTILITY

Base units with worktops over, space for washing machine and tumble drier, tile flooring and doors to

BEDROOM

Dimensions: 9' 8" x 12' 0" (2.95m x 3.66m). Fitted carpet, fitted wardrobe, uPVC double glazed window

BEDROOM

Dimensions: 9' 8" x 11' 8" (2.95m x 3.57m). Fitted carpet, fitted wardrobe, uPVC double glazed window

BEDROOM

Dimensions: 9' 8" x 8' 7" (2.96m x 2.62m). Fitted carpet, uPVC double glazed window

BATHROOM

Recently fitted three-piece suite comprising of low-level W.C, hand wash basin, panel bath with shower over, wood effect flooring, uPVC double glazed window

OUTSIDE

The property boasts a wrap around designed garden fully enclosed with fencing to ensure privacy and security. Mainly laid to lawn, this spacious outdoor area is both practical and inviting, ideal for family activities or simply relaxing in a tranquil setting. A generous patio area provides the perfect space for entertaining, with ample room for seating and outdoor dining, making it a great spot for gatherings or summer barbecues. The front garden also features convenient off-road parking via a well-maintained driveway, while an enchanting mature tree adds both charm and an extra layer of seclusion, creating a peaceful oasis right at home.

SERVICES

The property is believed to be connected to mains water, electricity and drainage with oil. (Websters have not tested these services).

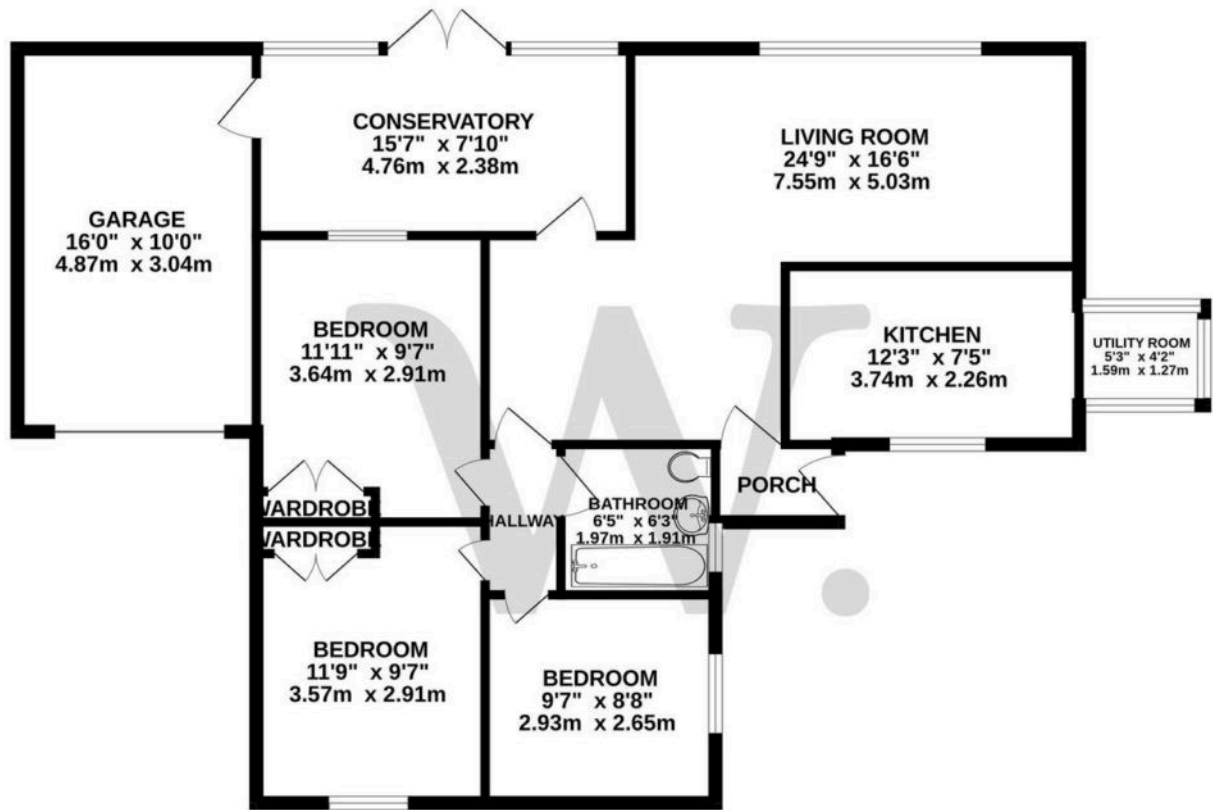
VIEWINGS

Strictly by appointment with the sole agents only:
Websters Estate Agents, Norwich Road, Horstead, NR12 7EE

COUNCIL TAX

The property comes under South Norfolk Council and the tax band is C

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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