



15 Church Street, Trimingham

Guide Price £350,000 - £375,000

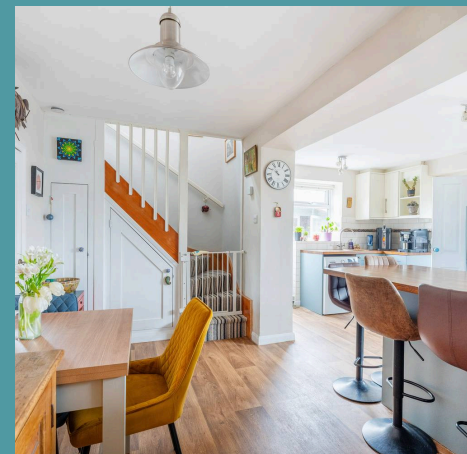
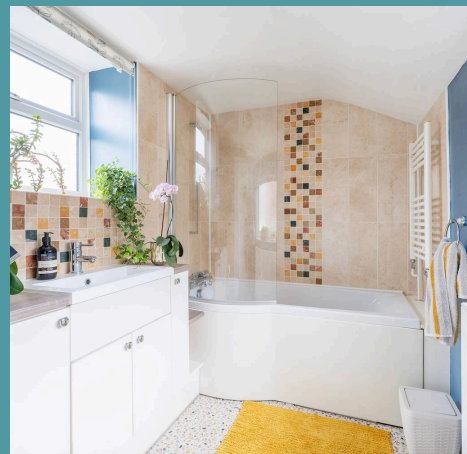
15 Church Street

Trimingham, Norwich

Grasp the opportunity to own this charming cottage, set amid a generous quarter-acre plot (STMS) of broad acreage, bringing together outdoor beauty and carefully crafted interiors. The property boasts a beautifully manicured garden, various outdoor living areas and stunning views, providing an ideal space for both relaxation and entertainment. Inside, the home features a newly re-fitted shaker-style kitchen, spacious bedrooms and modern bathroom facilities, all designed with attention to detail to enhance its character. With a fantastic layout and stunning garden, this home offers an exceptional living experience.

Location

This property is situated in the serene village of Trimingham, an idyllic location that combines rural with modern convenience. This lovely home is nestled within a peaceful residential area, surrounded by greenery and scenic countryside views. The village of Mundesley is a short drive away, featuring a selection of local shops, traditional pubs, and cafes. Nature enthusiasts will appreciate the proximity to several walking and cycling trails. For families, there are reputable schools and community facilities nearby, ensuring a welcoming environment for all ages. The village enjoys excellent connectivity, with easy access to major roads like the A140, making commuting to nearby towns such as Norwich and Cromer convenient and hassle-free.





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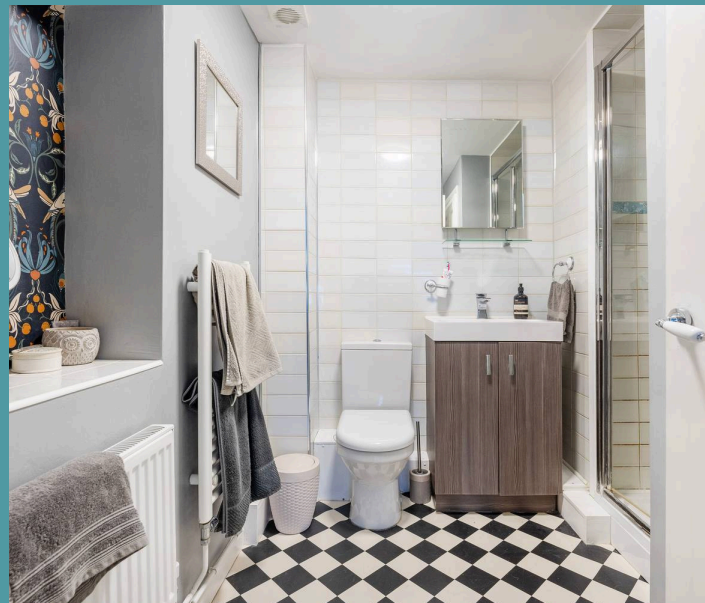
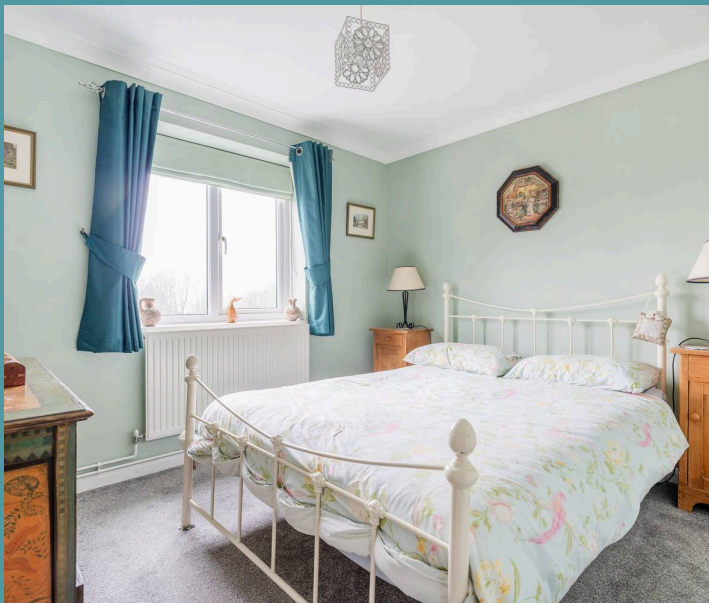
Trimingham, Norwich

Church Street

Set within a generous quarter-acre parcel (STMS), this charming brick-and-flint cottage offers a truly enviable lifestyle with abundant outdoor space and thoughtfully designed interiors. The expansive grounds, which feature a beautifully manicured garden and a variety of outdoor living spaces, set the tone for this home's unique character. As you approach the property, a gravelled driveway leads to double gates, providing ample off-road parking and a well-maintained front garden. Once inside, a welcoming porch separates the entrance from the sitting room, offering a sense of privacy and enhancing the home's inviting atmosphere.

The sitting room is a truly warm and inviting space, featuring a living flame fire encased in a traditional surround, ideal for those colder evenings. Natural light floods the room from windows at the front and side, accentuating its homely charm. Adjacent to the sitting room, the dining room offers a space for family meals, with a feature staircase leading to the first floor.

A seamless opening connects the dining room to the newly re-fitted kitchen, which is sure to impress. The shaker-style design, complemented by sleek brushed fixtures, showcases solid wood worktops that tie in beautifully with the cottage's rustic charm. While its blue-toned aesthetic enhances the warm, inviting atmosphere. Adjacent to the kitchen, a small utility area offers further convenience, with space for appliances, an additional sink and rear access to the garden. The ground-floor bathroom continues the blue theme, offering a three-piece suite that includes a P-shaped bath.





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Upstairs, the property presents four generously sized bedrooms, each designed to offer maximum comfort. A spacious first-floor landing provides access to the modern shower room, which continues the theme of thoughtful design with its classic checkerboard flooring and contemporary fixtures. The shower room features a large, shower that caters to every preference, further elevating the home's appeal with its stylish and functional layout.

Outside, the expansive rear garden spans over 160 feet in width, offering meticulously maintained lawns, vibrant flower borders, and a vegetable plot for the green-fingered. The space also includes a summer house, greenhouse, and timber sheds, ensuring there's no shortage of relaxation or utility spaces. The garden enjoys breathtaking west-facing views across open fields and the coastline, providing the ideal setting for outdoor living. Whether hosting family gatherings or simply enjoying a moment of peace, the garden extends the exceptional living experience this property has to offer.

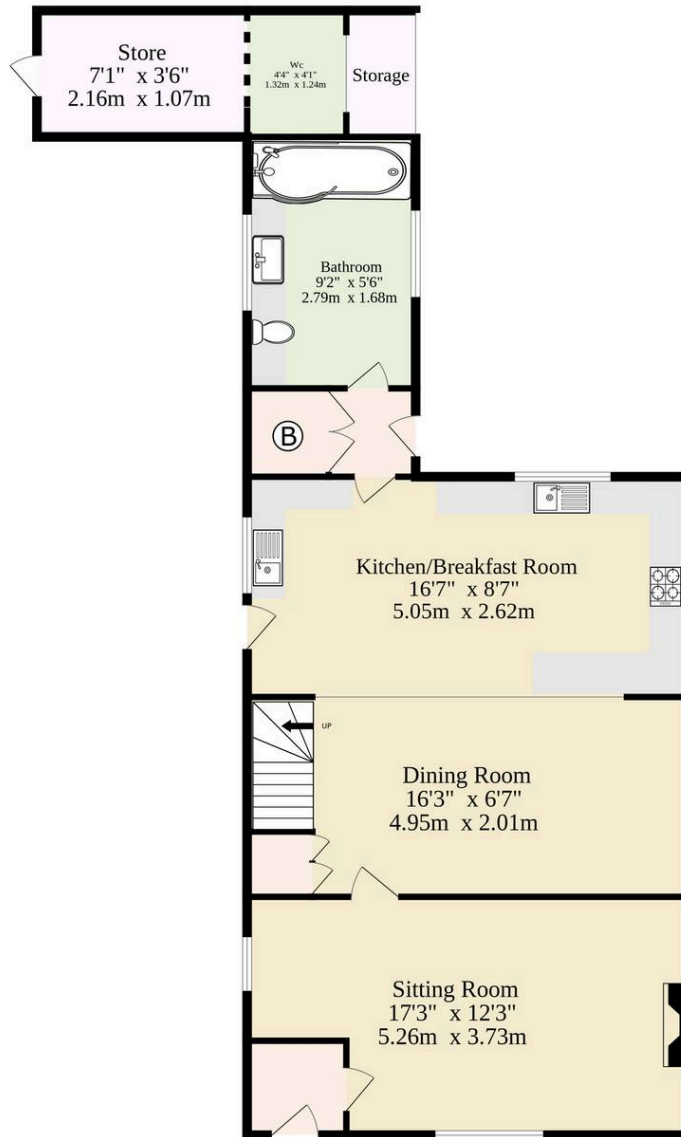
Agents Note

Sold Freehold

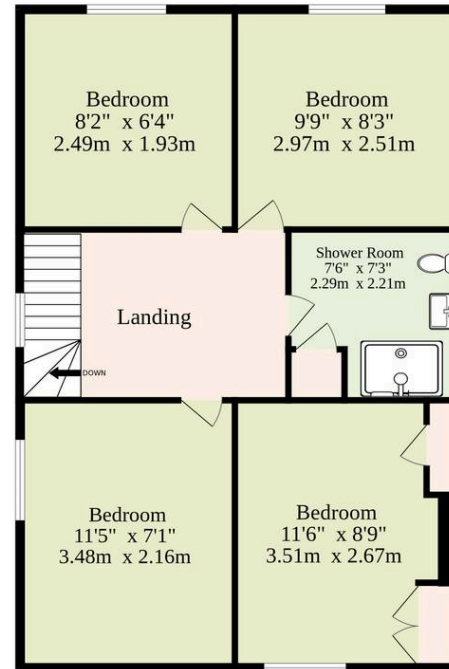
Connected to oil central heating, along with the remaining services all of which are connected to mains.



Ground Floor
595 sq.ft. (55.3 sq.m.) approx.



1st Floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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