



1 TUPPENNY GROVE BACONSTHORPE, NR25 6LX

£400,000
FREEHOLD

NO UPWARD CHAIN Located deep in the heart of the countryside with only one close neighbour is this beautiful period semi-detached house which sits on large grounds surrounded by fields in a very peaceful location with lovely far reaching countryside views. Viewing is highly advised to appreciate all it has to offer.


Residential Sales & Lettings

1 TUPPENNY GROVE

- Very peaceful location
- Surrounded by fields
- 2 Bedrooms
- 3 reception rooms
- Excellent condition throughout
- Large gardens
- Short drive to Holt
- No upward chain



FIRST IMPRESSIONS

To the front of the property is a large lawn and a shingle bad. The garden continues to one side with many shrub and flower beds. A footpath leads to the front door entrance.

FRONT ENTRANCE

A uPVC opaque glazed door opens into the front porch. From the porch, a further opaque glazed uPVC door opens into the hallway.

HALLWAY

From the hallway, carpeted stairs rise to the first floor. A further glazed door opens into the lounge. Carpeted flooring and radiator.

LOUNGE

Double glazed window to the front aspect with field views. Feature fireplace with exposed brick surround and mantelpiece over and tiled hearth with an inset solid fuel burner. Wood effect laminate flooring and solid tiled flooring. French glazed doors open to the kitchen, sliding patio door opens to the garden room and further door to main bathroom.

GARDEN ROOM

Double glazed windows to the side aspect with sliding patio doors to the front garden and a further glazed uPVC door to the kitchen. Exposed brick walls. Laminate flooring and radiator.

KITCHEN/BREAKFAST ROOM

Double glazed windows to the rear and side aspects and

glazed uPVC door to the garden room. Range of base and wall mounted units with worktops over and inset sink and draining board. Under counter spaces for a washing machine and fridge. Space for upright fridge/freezer. Built-in halogen 4 ring hob and electric double oven and grill. Solid tiled flooring and radiator.

BATHROOM

Double glazed opaque window to the rear aspect. Walk-in shower cubicle, dual flush WC and wash hand basin. Chrome towel rail heater, electric shaver point and solid tiled flooring. Loft access hatch. Built-in airing cupboard.

FIRST FLOOR LANDING

Double glazed window to the front aspect with carpeted flooring, loft access hatch. Doors open to the two bedrooms and the dressing room.

FRONT BEDROOM

Double glazed window to the front aspect with lovely countryside views. Built-in wardrobes, carpeted flooring and radiator. Period fireplace (not in use)

BEDROOM 2

Double glazed window to the side aspect with lovely countryside views. Built-in wardrobes, carpeted flooring and radiator. Period fireplace (not in use)

DRESSING ROOM

Double glazed window to the rear aspect with carpeted flooring, WC with concealed cistern and a vanity wash hand basin.

GARDENS

The side and the rear gardens are predominantly lawned areas, a patio area and mature shrub and flower beds. There is a summerhouse. To the rear of the property is a driveway and a garage. Next to the shed is a large storage area. The garage and drive is fenced off from the garden only accessible by two different gates from the fully fenced and secure back garden with fox proof fencing under all hedges.

SERVICES

The property is connected to mains electric and water
The heating is an oil fired boiler
Drainage is via septic tank

COUNCIL TAX

Band C

1 TUPPENNY GROVE





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ADDITIONAL INFORMATION

Local Authority –

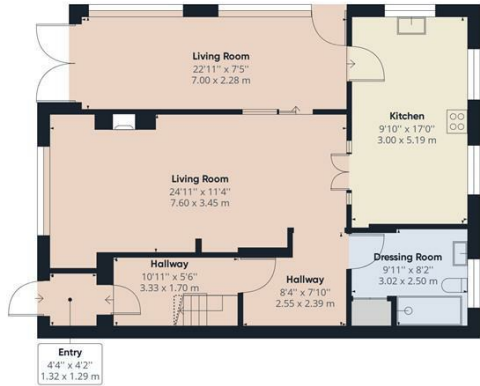
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1233.80 ft²
114.62 m²

Reduced headroom

6.19 ft²
0.58 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

