

# Arnolds | Keys



## Wood Cottage, 4 School Road, Haveringland, NR10 4QE

Offers Over £425,000

- CHARMING CHARACTERFUL HOME
- GENEROUS ESTABLISHED GARDEN
- PICTURESQUE VILLAGE LOCATION
- COUNTRY STYLE KITCHEN/DINER
- PLANNING PERMISSION FOR EXTENSION
- OPEN FIELD VIEWS TO FRONT
- THREE BEDROOMS
- LIVING ROOM WITH FIREPLACE

# 4 School Road, Haveringland NR10 4QE

A charming three bedroom cottage situated within the picturesque village of Haveringland, surrounded by open countryside. The property boasts beautifully presented accommodation with mature and generous grounds with plenty of off road parking, garage and outbuildings.



Council Tax Band: C



## DESCRIPTION

Situated on a quiet road surrounded by open countryside, this beautifully presented cottage boasts many charming features with almost every room enjoying field views. The property offers a conservatory; a peaceful spot to enjoy the views of the garden, a kitchen diner with useful pantry, an inner hallway leading to the cosy living room with fireplace and a utility room with WC. To the first floor are three bedrooms and a modern family bathroom. Outside, the property boasts a generous and well maintained wrap around garden with plenty of external storage and a garden room which is currently used as a home office.

The property is being sold with current planning permission granted in March 2026 for a two storey rear extension, replacement single storey side extension and formation of two bay cart shed and studio. Planning reference number is 2025/3218.

## CONSERVATORY

Two radiators, windows to front side and rear aspect, timber door to garden, timber barn style door into kitchen, tiled flooring, built in cupboard.

## KITCHEN/DINER

Dual aspect with double glazed window to front and rear aspect, laminate flooring, wall and base units with inset sink and drainer, Rangemaster double oven with 5 ring electric hob, radiator, door to:

## PANTRY

Space for free standing fridge freezer, laminate flooring, shelves, base units with work surface over.

## INNER HALLWAY

French doors to garden, tiled flooring, radiator, space and plumbing for dishwasher.

## LIVING ROOM

Double glazed window to front aspect, wooden flooring, open fireplace with decorative tiled surround and timber mantle, understairs storage cupboard, separate built in cupboard.

## REAR HALLWAY

Vinyl flooring, carpet, stairs to first floor, radiator, timber door to rear garden, built in storage cupboard.

## UTILITY ROOM

Double glazed window to side aspect, WC, wall and base units with inset stainless steel sink, space and plumbing for washing machine, radiator, vinyl flooring.

## LANDING

Carpet, airing cupboard with shelves, single glazed window to rear aspect.

## BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built in wardrobe and cupboard.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator, built in wardrobe.

## BEDROOM THREE

Double glazed window to front aspect, carpet, radiator, built in wardrobe.

## BATHROOM

A dual aspect room with window to side and rear aspect, fitted with bath with mains connected shower and rainfall shower head over, WC and wash hand basin fitted into vanity unit, built in cupboards, extractor fan, heated towel rail, vinyl flooring.

## EXTERNAL

The property features a large shingle parking area which can be enclosed with a timber framed gate at the entrance. The garden is a generous size and features an enclosed play area to the front, a paved patio seating area, lawned area with summer house. There is a garage with timber double doors, power and lighting and a garden room which is currently used as a home office with window to front, double doors to garden, power and lighting. A gate leads to a further enclosed area with a shed and a covered store area.

## AGENTS NOTES

This property is Freehold.

Private well water supply.

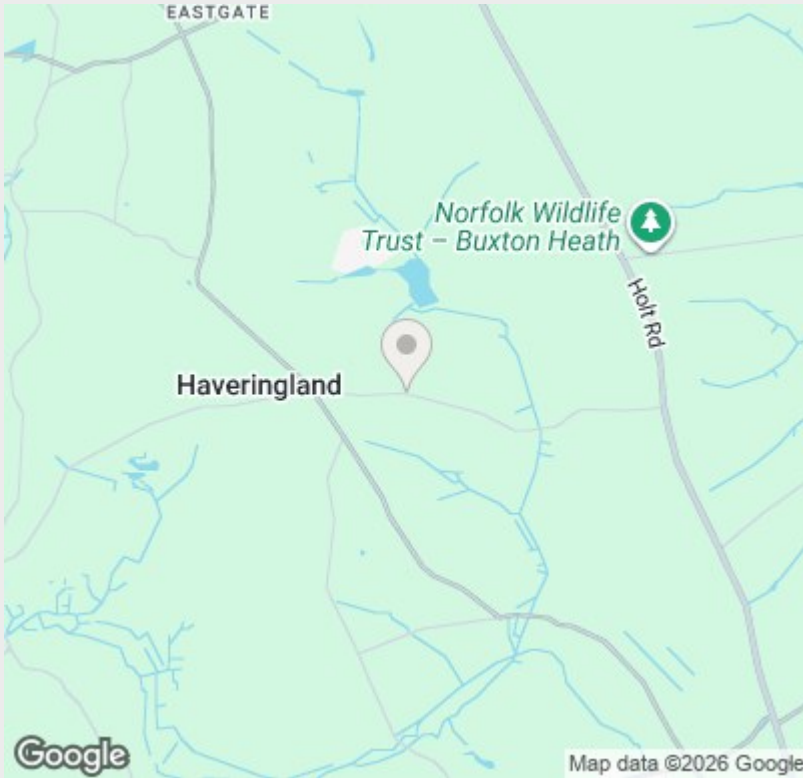
Central heating powered by biomass wood pellet boiler.

Drainage via septic tank.

## LOCATION

Haveringland is a charming rural village set within the picturesque Norfolk countryside, offering a peaceful and unspoilt setting ideal for those seeking a quieter pace of life. Surrounded by open farmland and scenic walking routes, the village retains a strong sense of heritage, with features such as the historic parish church of St Peter - one of Norfolk's distinctive round tower churches. Despite its tranquil setting, Haveringland benefits from access to nearby leisure opportunities including countryside walks, cycling routes and fishing lakes.

The village is well positioned for access to a range of amenities in nearby towns and villages. The neighbouring village of Cawston (approximately 2.5 miles) provides everyday essentials including a village shop, post office and public house, while the attractive market town of Reepham, just 4 miles away, offers a wider selection of independent shops, cafés and restaurants. The city of Norwich lies around 8 miles to the south east, providing extensive shopping, schooling and transport links, including rail services to London. Additional nearby towns such as Aylsham and Holt further enhance the area's appeal, while the North Norfolk coast can be reached within approximately 30–40 minutes by car.

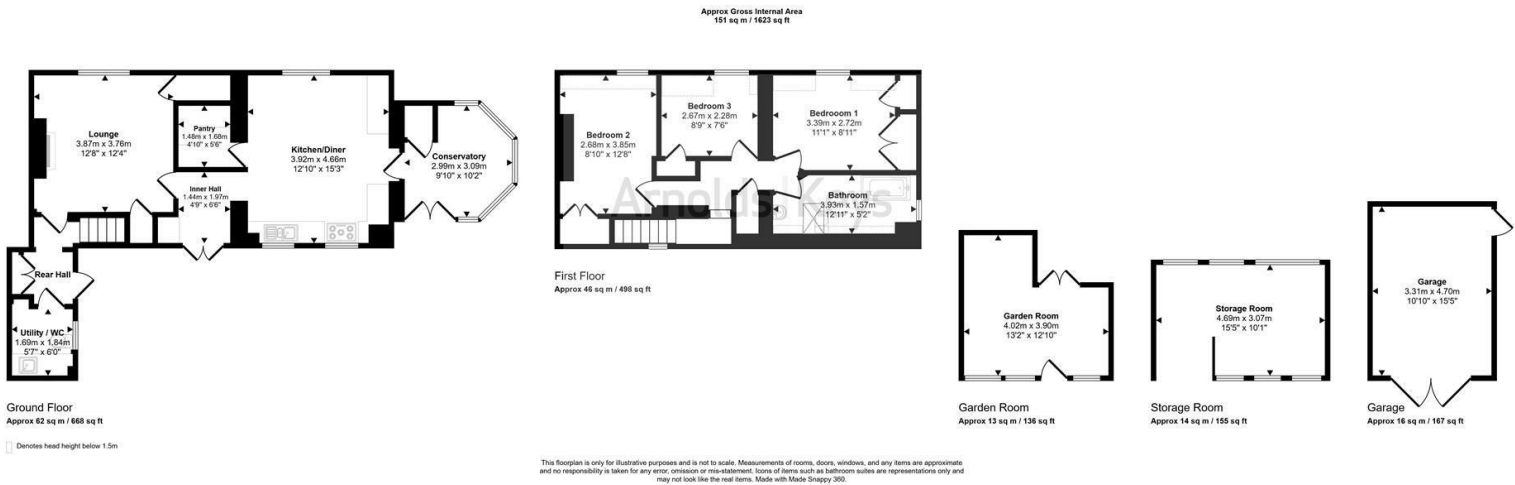


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>67</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>33</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

