



2 Front Street, Trunch

£260,000 - £270,000 Freehold

* Guide Price: £260,000 - £270,000 * Welcome to this beautifully presented two-bedroom property, nestled in a sought-after location of Trunch. The modern kitchen, with its sleek design and ample storage, is a standout feature of the property.

The spacious lounge, complete with wooden flooring and a built-in cupboard, offers a comfortable and welcoming atmosphere. Upstairs, two generously sized bedrooms and a family bathroom provide ample accommodation. Outside, the enclosed garden, with its shed and patio space, offers a private and enjoyable outdoor setting. The property also benefits from convenient off-street parking.

Location

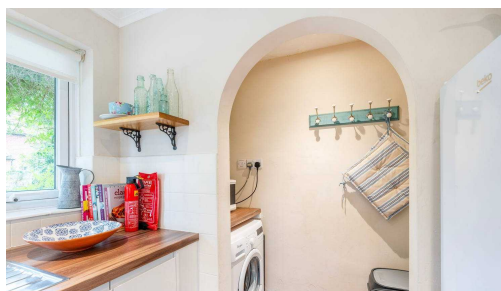
Front Street in Trunch is situated in a charming and picturesque village within the North Norfolk district. This area offers a quintessentially British village atmosphere with its traditional architecture and friendly community. Trunch benefits from its proximity to the coastal town of Cromer, which is approximately 6 miles away, providing residents with easy access to beautiful beaches and a range of amenities. The village is well-connected by local transport links, including nearby bus services and road routes, making it convenient for commuting and exploring the surrounding region. Additionally, the area is known for its scenic countryside, offering residents tranquil surroundings and opportunities for outdoor activities.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - B



Front Street, Trunch

Upon entering this delightful traditional Norfolk brick cottage, you are greeted by a modern kitchen that is a standout feature of the property. It boasts built-in cupboards in a fresh white aesthetic, complemented by sleek wooden countertops. Integrated appliances ensure a seamless finish, while space is provided for laundry appliances.

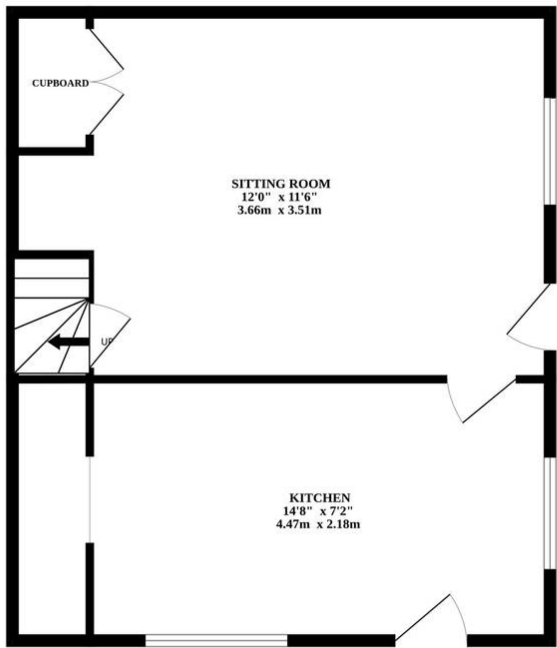
The kitchen offers ample storage and countertop space for meal preparation. The ground floor is completed by a spacious lounge with wooden flooring, creating a warm and inviting atmosphere. The lounge benefits from a built-in cupboard for extra storage and convenient access to the rear courtyard garden through a well-placed door, allowing natural light to flood the room. The courtyard garden offers a pleasant view of the church, adding to the charm of the property.

Upstairs, you will find two generously sized bedrooms, each featuring cosy carpeted floors, providing comfortable accommodation for residents and guests alike. The family bathroom is complete with blue tiled flooring and a bathtub fitted with an overhead shower.

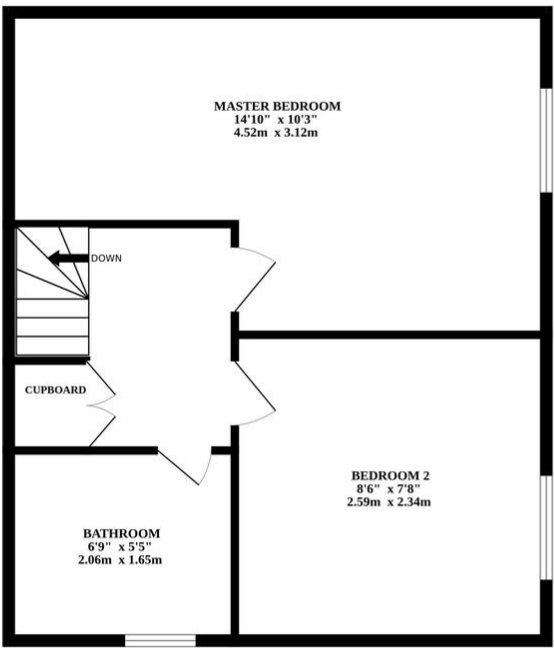
Outside, the property continues to impress with an enclosed garden, perfect for privacy and outdoor enjoyment. The garden includes a shed for additional storage and space for patio furniture, ideal for relaxing or hosting guests. Easy parking is available opposite the property in the village parking area. Additionally, residents can enjoy a walk over fields to Paston Ways and the coastal path, offering scenic and enjoyable outings.



GROUND FLOOR



1ST FLOOR



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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