



## Dudwick Cottage Church Road, Felmingham - NR28 0LQ

£350,000 Freehold

Countryside living in this beautiful brick and flint fronted home offers modern comfort with a touch of rustic appeal. Positioned in the tranquil hamlet of Felmingham, Dudwick Cottage boasts three bedrooms and a sun-filled, south-easterly facing rear garden. The newly renovated kitchen leads seamlessly into a bright garden room with underfloor heating, providing a flexible space for work or leisure. A welcoming lounge with an open fire adds warmth, while a detached shed with electricity and ample storage enhances the home's practicality. Located just a short drive from the coast and historic towns, Dudwick Cottage offers a peaceful retreat with easy access to everything you need.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



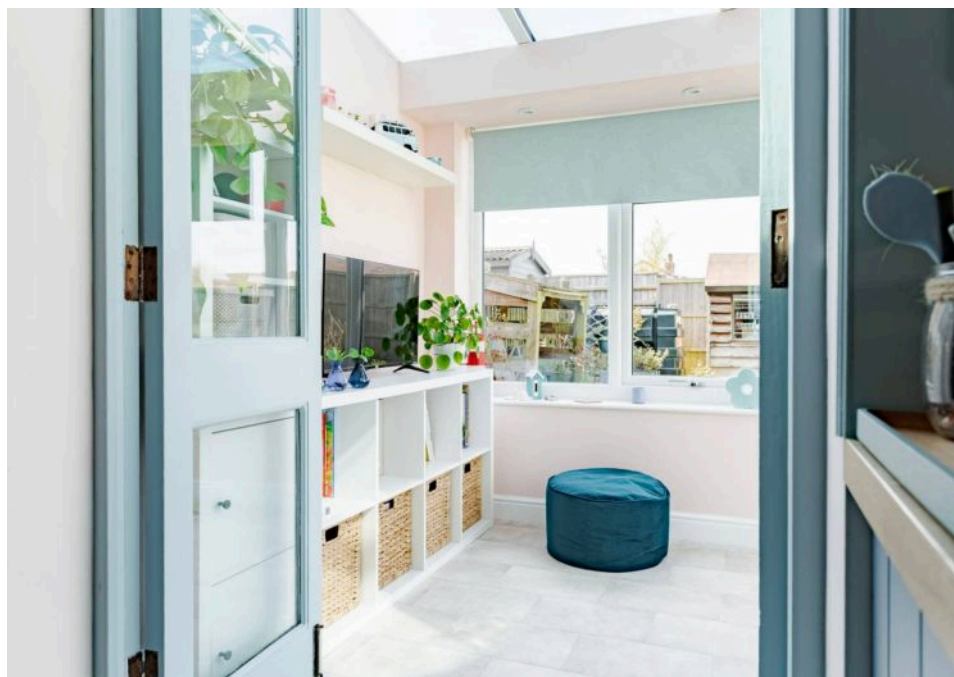
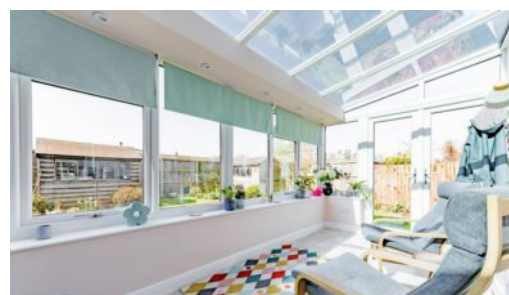
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### The Location

Positioned in the picturesque village of Felmingham, this farmhouse-style cottage offers a blend of rural living and excellent connectivity. Ideally located midway between the desirable towns of Aylsham and North Walsham, residents can enjoy the charm and amenities of both. Just 4 miles away, North Walsham provides a bustling market town atmosphere with a range of amenities, including well-known



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For everyday essentials, the local village store is a short 0.5-mile walk, while the Village Hall serves as a community hub, hosting local events throughout the year. This property is also in the sought-after catchment area for Colby Primary School, known for its excellent reputation and popularity. Surrounded by Norfolk's countryside, the cottage offers ample opportunities for outdoor recreation, with walking trails right on your doorstep. Additionally, the Norfolk coast, with its sandy beaches and coastal walks, is a mere 10-mile drive away.

### Church Road, Felmingham

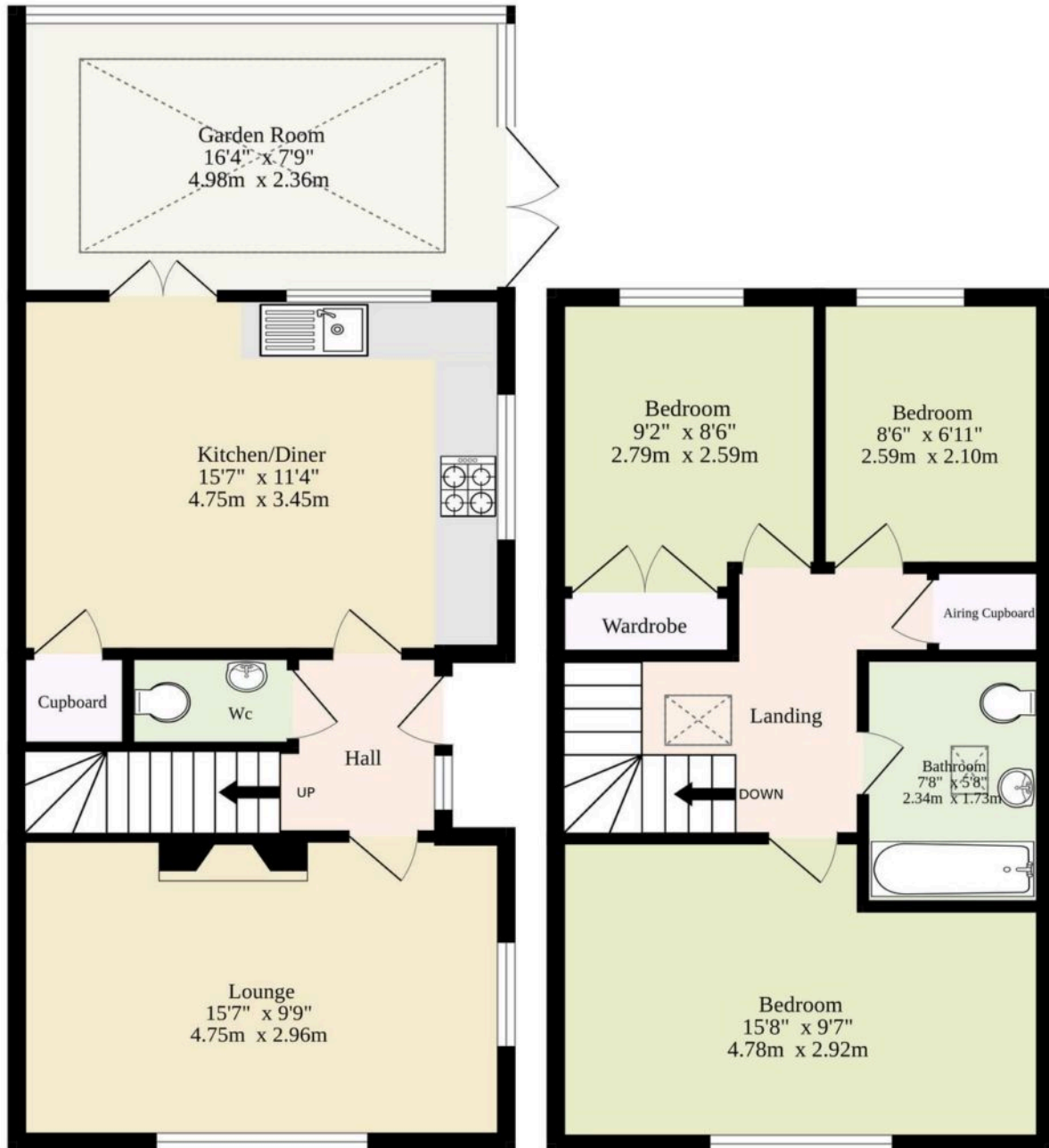
Placed in the charming hamlet of Felmingham, Dudwick Cottage is a three-bedroom home offering country living. This contemporary brick and flint property is set between the historic market towns of Aylsham and North Walsham, providing easy access to both and the spectacular landscapes of the Norfolk Broads. The cottage's south-easterly facing rear garden ensures abundant sunlight, creating an inviting space for outdoor enjoyment.

The property's practical features begin with a brick-weave driveway, providing ample off-road parking for up to three vehicles, while a timber five-bar gate adds an extra layer of privacy. At the rear, the beautifully maintained lawn stretches out, surrounded by well-established hedges, offering a peaceful outdoor setting. A newly added garden room, complete with underfloor heating, is accessed directly from the kitchen, creating a connection between indoor and outdoor living. This versatile space is perfect for a



Ground Floor  
508 sq.ft. (47.2 sq.m.) approx.

1st Floor  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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