

## Illington Road, Larling, NR16

Offers In Region Of £425,000

🛏 2 🚿 1 🛋 2



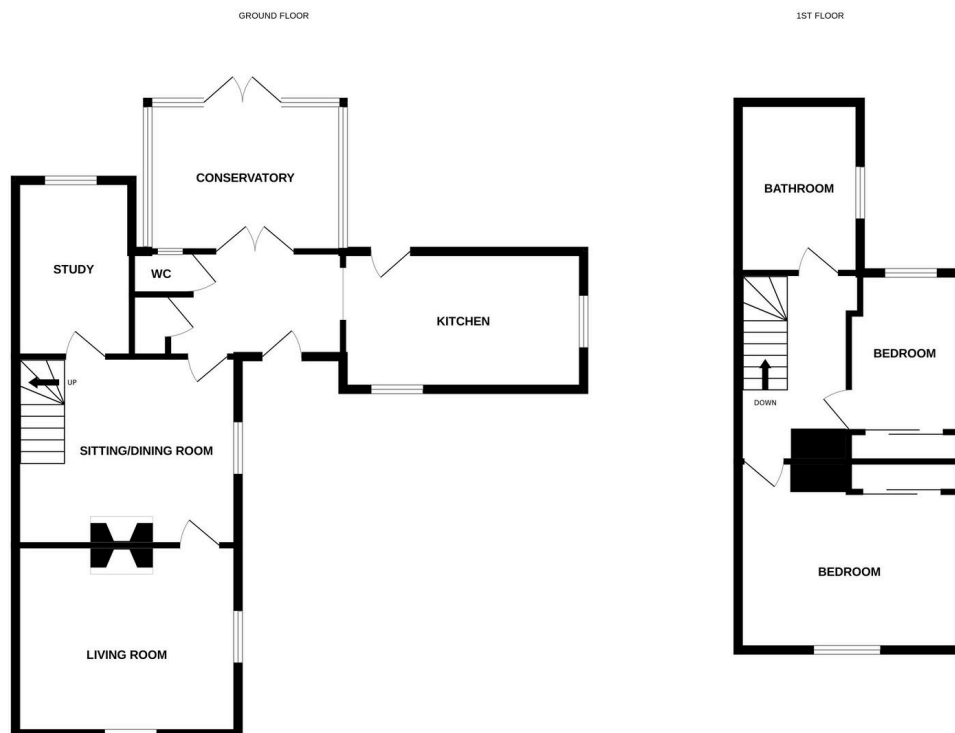
Moneyproperties are thrilled to bring market this idyllic two-bedroom cottage located in the heart of the countryside enjoying unrivaled views to the front and rear and located on approximately 3/4 acre with picturesque gardens. The cottage comprises of an entrance hall with wc, spacious kitchen/breakfast room, separate living room and diner with feature beams and fireplaces, study, and good-sized conservatory. To the upstairs comes two double bedrooms both with built in wardrobes and a spacious bathroom. Further benefits include ample off-road parking, single garage, and stable ideal for keeping horses. This property must be viewed to appreciate.

**Tenure: Freehold EPC: F Council Tax: C**



## Key Features

- Idyllic and deceptively spacious two-bedroom cottage
- Occupying approximately 3/4 acre with picturesque gardens
- Separate living and dining room with feature beams and fireplaces
- Single garage, ample off-road parking and separate stable ideal for keeping horses
- Downstairs wc and upstairs bathroom
- Located in the heart of the countryside enjoying field views
- Two double bedrooms both with built in wardrobes
- Conservatory and downstairs study
- Within ease of access to the A11 towards Norwich, Cambridge and London
- See our online listing for further details including flood risk, broadband speed and other material information.



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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024