



Hazel Cottage  
129 Hargham Road | Attleborough | Norfolk | NR17 2JP

# YOU'RE INVITED!



“Cosy and comfortable, warm and welcoming, this pretty cottage boasts classic good looks. Beautifully updated and thoughtfully extended, it’s superbly positioned – the sunny garden your outlook. All within the town but wonderfully private, there’s an annexe with income potential too, yet stroll down the road and you’re in open countryside – all this is yours to enjoy, just waiting for you!”







- A very pretty Period Cottage situated to the Outskirts of the Market Town of Attleborough
- Separate Self-Contained One Bedroom Annexe which is ideal for an Income or Extended Family and situated in the Rear Garden of the Main House
- Three Bedrooms: Two Bathrooms
- Main Reception: Conservatory
- Breakfast Kitchen with Separate Utility
- Wonderful Original Character with Exposed Beams, Panments and Fireplaces
- Pretty Cottage Gardens: Rear Terrace
- Off Street Parking for Two/Three Vehicles
- Timber Outbuildings
- The Accommodation extends to 1,527sq.ft
- Energy Rating: D

A very attractive cottage on the edge of a thriving town, this pretty dwelling offers heaps of period charm with plenty of modern comforts. It's spacious and appealing, inside and out, and the position is ideal for country walks and commuting alike.

#### Picture Perfect

This delightful clay lump cottage is thought to date back around 200 years and has been a happy home to the owner for the past two decades. "I came to see it because it looked so pretty from the outside – exactly as a little cottage should be. When I stepped in, walking through the porch, and saw all the character on the inside, I fell for it right away," he confirms. During his time here, he has updated and extended the property, making some significant improvements, but all the while has been careful to protect and preserve the super features that initially attracted him. This is a quirky house with floors on different levels, panments in the sitting room and lots of wonderful exposed timbers and brickwork.

#### Cosy And Comfortable

The accommodation will meet many needs and works very well throughout. The sitting room is a good size and has a lovely fireplace, while the kitchen is open to a large breakfast area where everyone can gather around the table in cosy surroundings. Upstairs, all three bedrooms are doubles, each with its own personality. One has a gorgeous vaulted ceiling, another has an open studwork partition, while the third has the most beautiful views over the south-facing garden. There's a useful shower room on this floor, while back on the ground floor, the bathroom has real wow factor thanks to the stunning cast iron roll top bath.

#### Annexe With Options

Another appealing and unusual feature of this property is the annexe. Originally built by the owner for his mother, it offers great income potential as a rental or holiday let. Alternatively, it would be perfect for an elderly relative or adult child living at home. "I designed it to blend with the cottage, so it's very much in the same style and the two go well together. I'm really pleased with it," smiles the owner.

### An Envable Location

As you walk around the garden here, it comes as no surprise to find that the owner is a keen gardener – and has taken great pride in creating the beautiful surroundings you can see today. There's a charming cabana in one corner where he loves to entertain friends and family in the summer months plus a pretty arbour where you can relax with a cup of tea. "My daughter and grandson particularly love coming here," he explains, "My little grandson adores playing hide and seek outside and running around and it's very safe for children." While the garden is private and tranquil, you're still very much part of the town here – and it's a thriving and well-served one at that. The owner enjoys strolling to the thatched local pub for a pint, or hopping on the bus (the stop is only just over the road) to head into Norwich. It's great for commuters, with easy access to the A11, as well as the regular buses and trains, so travelling to Norwich, Cambridge or even London is very straightforward.

### The Accommodation

You move through the front door into the entrance porch. From here a further door takes you through into the...

### Sitting Room

A generous space, it is full of original character with its pamment tiles underfoot, exposed beams overhead and a focal point fireplace. With the exposed brick of the fireplace rising through to the ceiling. Double windows provide plenty of natural light, whilst to the side of the fireplace a door conceals a staircase that rises to the first floor. You move through to the rear of the home, into the...

### Breakfast Kitchen

You immediately note the tiled flooring underfoot, with the current owner incorporating a large breakfast table. Further exposed beams and vertical studwork along with exposed brick adds character, whilst the kitchen itself incorporates cabinets to three aspects. These contrast beautifully with the granite work surfaces. Windows to two elevations provide plenty of natural light due to their south facing nature, whilst also offering views of the terrace and gardens. There is space available for a large freestanding range, whilst a double butler sink can also be found within the work surfaces. Set just off the kitchen is an inner lobby, from which you have access into the...

### Ground Floor Main Bathroom

This generous suite includes the original cast iron roll top bath, whilst a separate shower is recessed to the corner of the room.

Set just off the kitchen you have a...

### Separate Utility

Where you have plenty of space available for a range of white goods along with further work surfaces.

Leading off the rear of the residence is the...

### Conservatory

Where you have further pamment tiles underfoot along with wonderful views of the garden, with French doors affording access out to the terrace.











Returning to the sitting room, you move up the stairs to the first floor where you have...

#### Three Double Bedrooms

The largest of which is the master bedroom. This bedroom is part divided by vertical studwork, with twin windows to the front elevation providing natural light. The second largest of the bedrooms offers beautiful vaulted ceilings, with a window to the gable end providing views over the surrounding area. The remaining bedroom is also a double with a selection of built in wardrobes found to one wall. This bedroom also offers the best views over the south facing gardens. These bedrooms on the first floor are serviced by a...

#### Shower Room

Which has its own independent access from the landing.

Similar to the ground floor, the first floor is full of original character with vaulted ceilings evident throughout.

#### The Grounds

The property is approached through a five bar timber gate onto a shingle drive. The shingle drive provides parking for up to two vehicles. The property is bordered from the road via mature hedging with gates providing a third off street parking space found to the southern boundary.

The front garden is laid to lawn with the majority of the garden found to the rear of the cottage along with the separate self-contained annexe. A terrace runs along the entire rear width of the home affording access into the conservatory. The remainder of the garden is laid to lawn, with a central feature trellis and terrace as well as a selection of timber outbuildings.

Mature hedging and close boarded fencing acts as a divide from neighbouring properties. With the mature garden also affording a selection of trees.

#### Agents Note

The cabana situated to the bottom of the garden is available via separate negotiation.





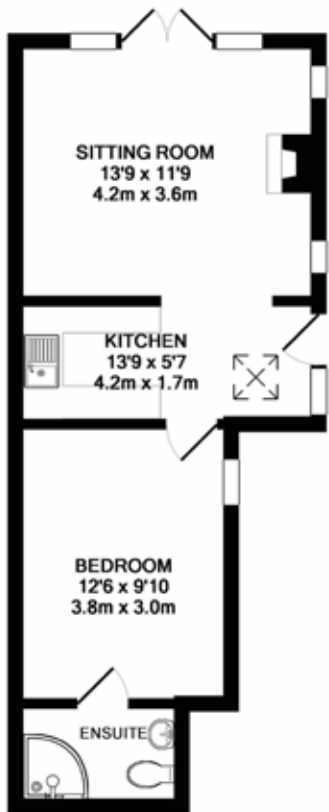




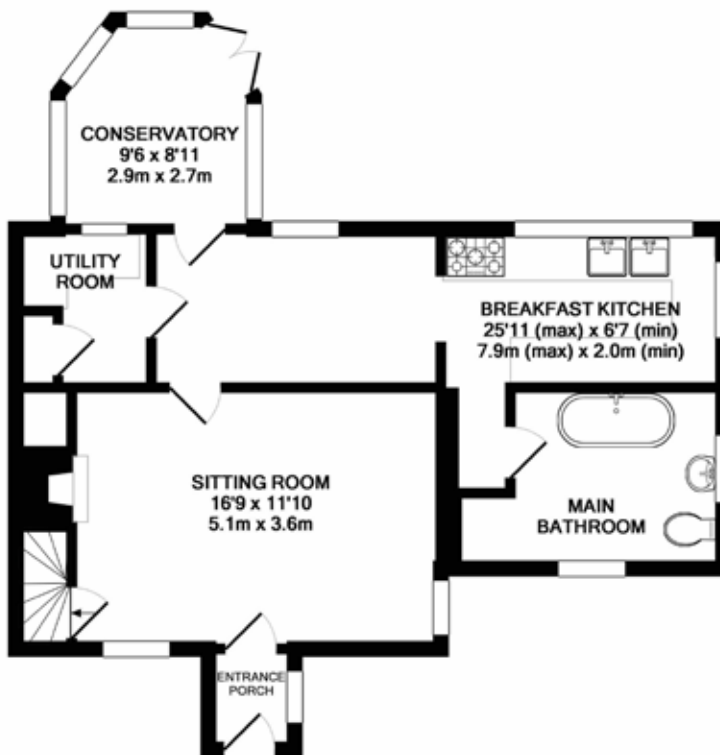
### The Annexe

Built by the current owner the annexe could provide a monthly income of £600.00-£700.00 pcm. This superb new build annexe incorporates vaulted ceilings, exposed beams and a fireplace and consists of a spacious double bedroom, a large en-suite shower room, a kitchen with small breakfast bar and a large sitting room complete with French doors which afford access to a rear terrace. The annexe is of a high specification and includes an electric oven with hob and extractor fan, its own independent gas boiler, a gas fireplace and a tiled entrance hall. Large windows and a series of roof lights provide plenty of natural light as well as views over the main garden. This annexe is ideal for extended family or indeed to generate an income.

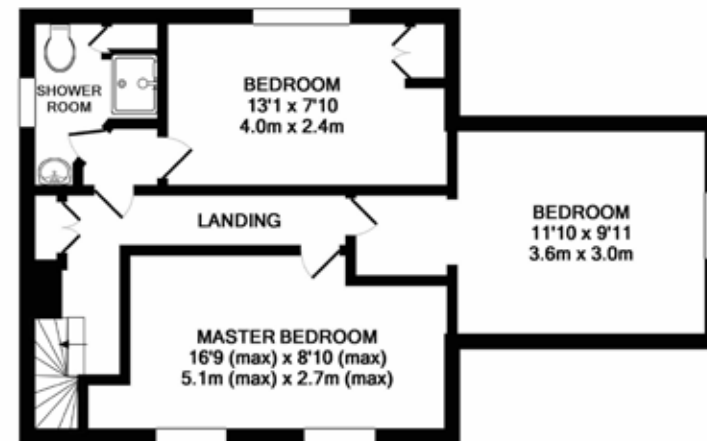




**ANNEXE**  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(36.9 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 650 SQ.FT.  
(60.4 SQ.M.)



**1ST FLOOR**  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1527 SQ.FT. (141.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On Your Doorstep...

The bustling market town of Attleborough offers a wide variety of shops and services including a Sainsbury's supermarket and both dentist and doctors surgeries, whilst the town also has well regarded school, good sporting and leisure facilities, and a wide range of social activities.

### How Far is it To...

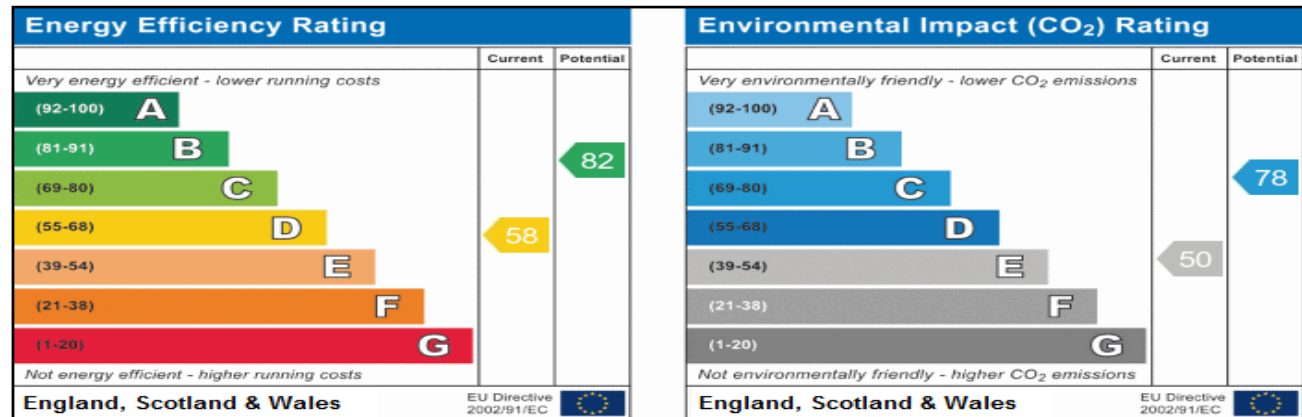
The cathedral city of Norwich is less than a 30 minutes drive to the north east via the main trunk road, the A11, and provides a wider variety of shopping and commercial and leisure facilities. These include a full range of sports clubs and societies, restaurants and high street stores. Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital. You will find a modern cultural city, with beautiful heritage, nightlife, sophisticated shopping, mouth-watering restaurants, main line rail link to London Liverpool Street and an international airport.

### Directions

Leave Norwich heading south on the A11, Newmarket Road. Take the first major Attleborough exit. Leave the centre of the market town on the Hargham Road, whereby the property can be found eventually on your left hand side.

### Services

Mains Gas, Mains Water, Mains Drainage  
Breckland District Council



# FINE & COUNTRY

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