



11 Hall Lane  
Wacton  
Norwich  
NR15 2UH

Guide Price: £260,000







- Village Location close to amenities
- Perfect for investors or first-time buyers
- Two bedrooms
- Off-road parking to the rear
- Overlooking common land



### Location

Wacton is a small village with the historic St Mary's Church, a village hall and a beautiful common area perfect for dog walks and enjoying country living. Wacton is located just 1.5 miles away from Long Stratton which has all necessary amenities including supermarket, doctors, dentist, fuel station and schooling from pre-school right upto high school. Long Stratton has great access to Norwich and Diss, both of which have mainline rail links to London.







## Property

This well presented 2 bedroom property offers a great opportunity to first time buyers or investors. This home is a great example of country cottage living featuring a cosy living room with log burning stove, dining room for entertaining which leads seamlessly into a bright and newly renovated modern kitchen with vaulted ceilings which overlooks the beautiful garden. Continuing upstairs you will find two comfortable bedrooms and a family bathroom, making this home a great combination of country and modern living

## Outside

The property has the benefit of off road parking to the rear of the back garden, the rear garden is enclosed and boasts a well-manicured lawn with the added extra of a patio perfect for outdoor dining in the summer months. Beyond the back garden there is access to the communal common land that is perfect for dog walks as well as play area for younger children. This property also has a small lawned garden to the front with pleasing flowerbeds to each side.

## Services

Mains water, electricity and drainage are connected to this property. Heating is provided by oil fired boiler.

## Directions

Leaving the A140 in Long Stratton at the Flowerpot Lane Junction, opposite the shell garage, following the road through Long Stratton and heading out of the village, this road then leads into Wacton Village where the property can be found on the left hand side, just before the Village Hall.

What3words reference: goodbyes.rebirth.regard

## Viewing

Strictly by appointment with TW Gaze

## Agents Note

The Seller of this property is related to a TW Gaze Employee

## Freehold

## Council Tax Band: B

## Ref:

### Important Notice

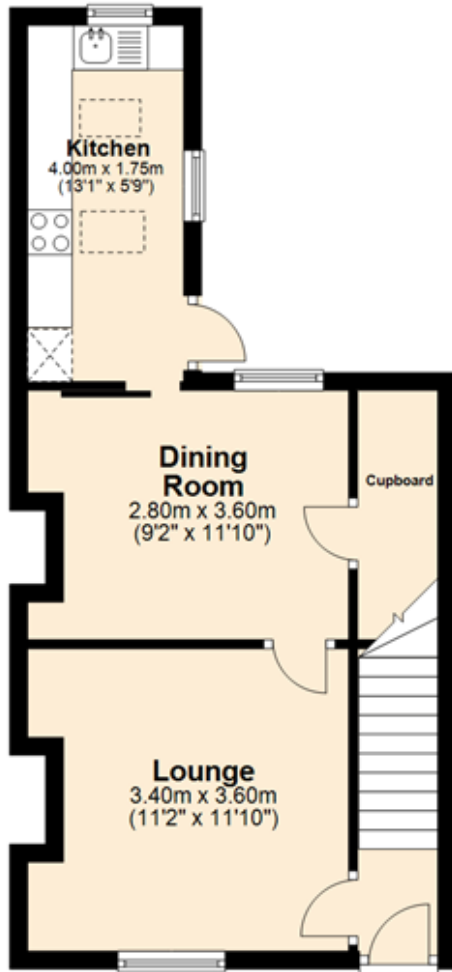
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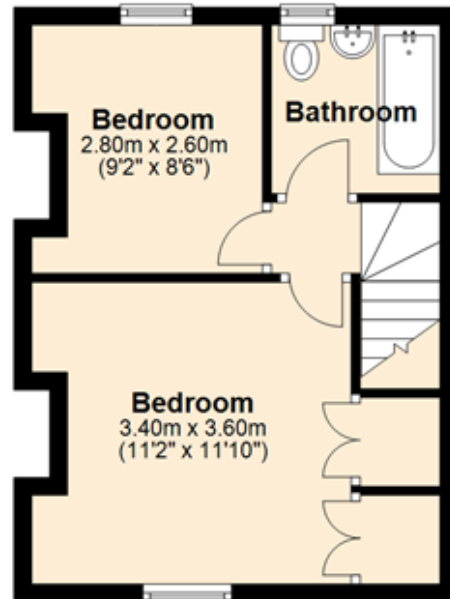
### Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



### First Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 sq. feet)

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