



3 The Green
Market Place | New Buckenham | NR16 2AN
£229,950

twgaze

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Grade II listed cottage full of charm and character. 2 bedrooms. Fitted kitchen opening to breakfast area. Courtyard garden with additional parcel of garden down pathway. Driveway space. Delightful spot on New Buckenham green. Electric central heating. No onward chain

- Grade II listed and full of charm and character
- Beamed living room with wood burner and log store
- Electric central heating
- Driveway space for 2-3 vehicles
- 2 bedrooms
- Fitted kitchen opening to breakfast area
- Walled courtyard with additional garden down the path

Full Description

Location

The cottage is found on the leafy Green in New Buckenham, a historic and pretty medieval village which has the castle ruins remaining, along with good open countryside. The village has a well-supported pub, general store, tearoom, modern village hall and playing fields which host regular activities and events. Schooling for all ages is provided in the next village of Old Buckenham, where there are two further public houses, convenience store, and picturesque Old Buckenham Country Park – 35 acres of Norfolk countryside for dog walking and regular family events. Good transport links by road and rail, national supermarkets and health services are available in Attleborough, just 4 miles away, and the University city of Norwich is ideal for excellent High Street shopping, entertainment and renowned restaurants is 15 miles to the north as is Norwich International Airport.





The property

A warm and cosy feel exudes this quaint cottage from the moment you enter the front entrance lobby, with the cottage displaying a wealth of exposed timbers and other character features, such as the prominent fireplace with wood burning stove and recessed log store to the side. The kitchen is fitted, with range of units and opens to a useful breakfast area - a great place to perch, socialise or dine. French doors open to an enclosed, walled courtyard.

Stairs from the living room leading to a landing, with doors to both bedrooms and bathroom with Velux skylight. The larger of the bedrooms has a large cupboard/wardrobe and wooden floor boards.

Outside

The low maintenance, enclosed courtyard (17' x 14' max) is a great place to entertain friends and family or simply sit and relax. A gate opens onto a shingle path and this leads to the driveway and separate parcel of garden (22' x 27') which has a wooden garden shed.

Agent note

There is a flying freehold on part of the property. The cottage has a pedestrian right of access along the path leading to the parcel of additional garden, equally the neighbouring cottage has right of access leading to the highway.

Services

Mains water, electricity and drainage. Electric central heating system.

How to get there

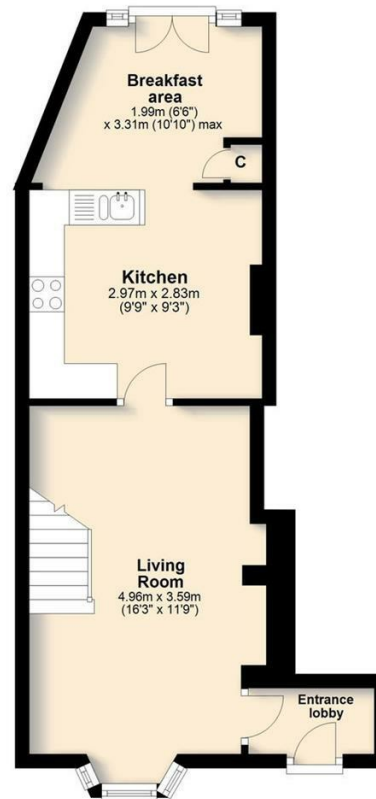
What3words: funnels.flag.bulge

Viewing

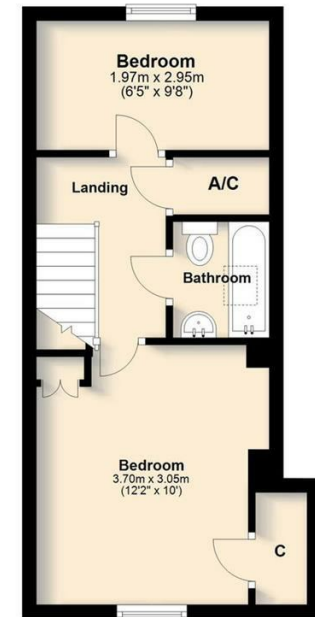
By appointment with TW Gaze

Council Tax Band: B

Ref: 2/19767/RM



Ground Floor
Approx. 35.6 sq. metres (383.2 sq. feet)



First Floor
Approx. 28.4 sq. metres (306.1 sq. feet)

Total area: approx. 64.0 sq. metres (689.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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