



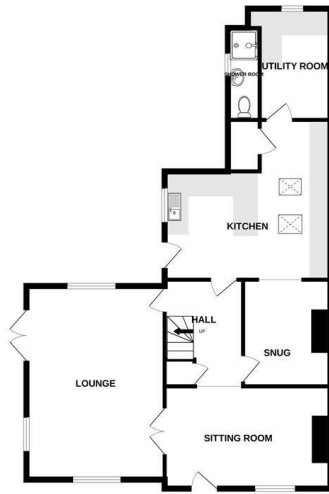
56 The Street | Ringland | Norwich | NR8 6AB

£485,000

****A MUST SEE RARELY AVAILABLE COTTAGE IN A PEACEFUL LOCATION**** Gilson Bailey are thrilled to present this stunningly extended and beautifully presented semi-detached cottage, nestled in the charming village of Ringland. Offering an abundance of space and character, the property features a welcoming sitting room with a feature fireplace, a generous lounge with French doors opening to the garden, a cosy snug, and a sleek, re-fitted kitchen with integrated appliances, plus a separate utility room and convenient downstairs shower room. The first floor boasts three spacious double bedrooms, a stylish family bathroom, and a master suite with a luxurious en-suite wet room. The top floor offers two further double bedrooms and a modern shower room, ideal for guests or a growing family. Outside, the property is approached via a shared driveway with ample parking and a beautifully landscaped, west-facing garden, offering a high level of privacy and spectacular views over the surrounding farmland – perfect for entertaining or relaxing. This truly is a must-see home that combines comfort, style, and an enviable location!



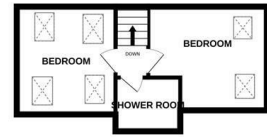
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Location

Ringland village offers a church, public house/restaurant and village green which leads down to the river. There are schools for all ages in the nearby village of Taverham (approximately one mile) where you will find a wider range of amenities with regular bus services to and from Norwich City centre (approximately six miles). Taverham Hall/Langley Preparatory School are less than a mile away. There is ease of access to the A47 and new NDR.

Accommodation Comprises

Front door to:

Sitting Room 16'1" x 9'11"

Double glazed window, radiator, wood burner.

Lounge 19'7" x 13'6"

Two double glazed windows, patio doors, radiator.

Kitchen 15'9" x 14'11"

Fitted wall and base units with worktops over, sink and drainer, space for Range cooker, integrated fridge/freezer and dishwasher, double glazed window, door to side, two skylights.

Snug 10'7" x 8'6"

Radiator.

Utility Room 10'10" x 7'11"

Fitted base units with worktops over, space for washing machine, double glazed window.

Shower Room 9'3" x 2'11"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One 19'7" x 13'3"

Two double glazed windows, two radiators.

En-Suite 9'6" x 3'1"

Walk-in rainfall shower, low level WC, hand wash basin, heated towel rail.

Bedroom Two 11'4" x 9'11"

Double glazed window, radiator.

Bedroom Three 10'8" x 8'9"

Double glazed window, radiator.

Bathroom 8'11" x 7'2"

Rolltop bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Second Floor Landing

Doors to two bedrooms and shower room.

Bedroom Four 13'6" x 11'0"

Four Velux windows, radiator.

Bedroom Five 13'11" x 12'10"

Two Velux windows, radiator.

Shower Room 6'3" x 6'1"

Shower cubicle, low level WC, hand wash basin, Velux window, radiator.

Outside Front

Shared driveway from the street leading to off road parking.

Outside Rear

Patio seating area, large lawned garden, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band D.

Tenure

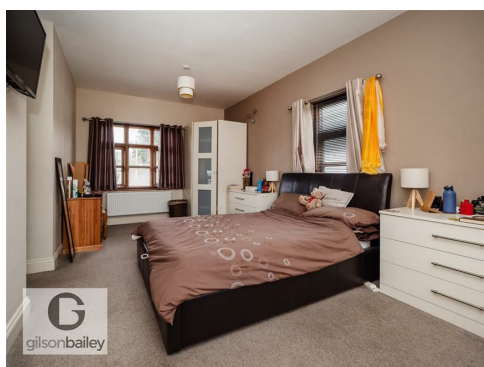
Freehold

Utilities


Full fibre broadband available.

Mains water and electric.

Sewage treatment plant.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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