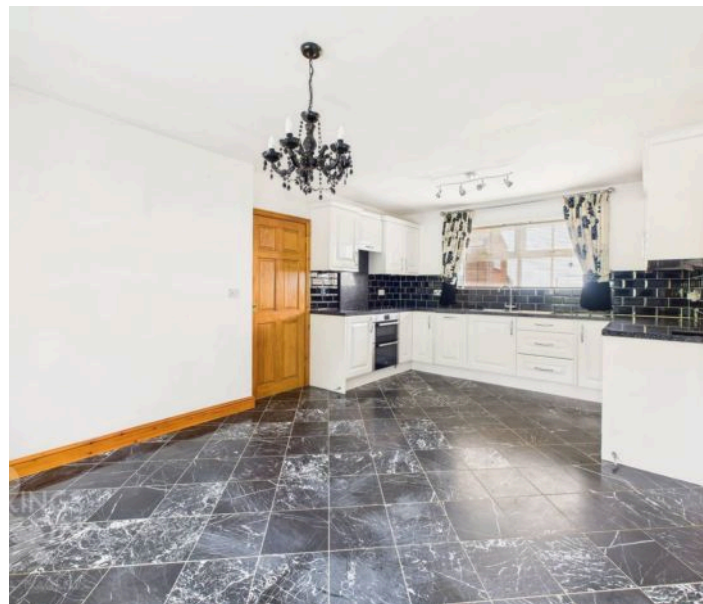




The Hill, Limpenhoe - NR13 3HT





## The Hill

Limpenhoe, Norwich

Set in a picturesque RURAL SETTING on a working farm, this MODERN DETACHED COTTAGE offers a unique blend of tranquillity and contemporary living. Boasting over 1540 sq. ft (stms) of accommodation, this charming property greets you with STUNNING MARSH VIEWS. With a LARGE GATED DRIVEWAY and GARAGE to front, the accommodation includes a porch entrance, 21' dual aspect SITTING ROOM, creating a sense of space and light. The 17' KITCHEN and 15' DINING ROOM provide a perfect space for entertaining, with a LARGE UTILITY/BOOT ROOM and W.C leading off. Upstairs, THREE DOUBLE BEDROOMS offer comfort and privacy, with an EN SUITE SHOWER ROOM and family bathroom - including a BATH and SHOWER. The rear garden beckons with its expansive lawn and CAPTIVATING VIEWS of the surrounding fields, beautifully enclosed by low-level timber picket fencing. A handy timber shed and oil tank provide practical storage solutions, while a water supply ensures convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Modern Detached Cottage
- Rural Setting on a Working Farm
- Over 1540 Sq. ft (stms) of Accommodation
- Stunning Marsh Views
- 21' Dual Aspect Sitting Room
- 17' Kitchen & 15' Dining Room
- Three Double Bedrooms
- W.C, En Suite Shower Room & Family Bathroom

The rural village of Limpenhoe is on the edge of the Norfolk Broads, approximately 10 miles to the east of the City of Norwich, and approximately 5 miles from the market town of Acle. Local schooling can be found in Cantley which is approximately 1 mile away and high schooling in Acle. The City of Norwich offers a comprehensive range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street.

#### SETTING THE SCENE

Approached via a timber five bar gate, a shingle tandem driveway offers ample off road parking, leading to a turning area with the detached garage. A timber picket fence and gate leads to the rear garden, whilst a pathway leads down to the main entrance door.

#### THE GRAND TOUR

Heading inside, the porch entrance is finished with wood effect flooring underfoot, with a side facing window and door taking you to the formal sitting room - with dual aspect views via three windows to the front and rear. A feature fireplace sits to one side with wood effect flooring continuing underfoot. The inner hallway leads off with stairs rising into the first floor landing,





with useful storage space below and a further front facing window which floods the room with excellent natural light. The kitchen itself offers dual aspect views to front and rear, with a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven, with tiled splash-backs running around the work surface. The dishwasher is integrated with space provided for a fridge freezer, with tiled flooring underfoot, and a door taking you to the adjacent dining room. This multi purpose room is finished for fitted carpet and front facing window, with huge potential to create the further reception room or study space if required. A door takes you to the adjacent utility room, which is a sizeable room, ideal as a boot room with a rear access door. A further range of built-in storage units with space for general white goods including fridge freezer, washing machine and tumble dryer, sit adjacent to a range of built-in storage cupboards and a door leading off to ground floor WC - complete with a white two piece suite and tiled walls.

Heading upstairs, the carpeted landing offers three front facing windows which run the width of the room, offering natural light, and a range of built-in storage cupboards. The three bedrooms lead off the landing, with the main bedroom at the far end including rear facing views across the adjacent marshes, with fitted carpet underfoot and a door taking you to an en suite shower room. This sizeable room offers a white three piece suite with a walk-in shower cubicle including a thermostatically controlled shower and tiled splash-backs, with a heated towel rail and recessed spotlighting above. The third bedroom sits adjacent with front facing views, with the second double bedroom at the far end of the hall with fitted carpet underfoot and a built-in double wardrobe. Completing the property is the family bathroom, housing a white four piece suite including a separate bath and walk-in shower cubicle, with tiled walls, built-in storage, tiled flooring and heated towel rail.

#### FIND US

Postcode : NR13 3HT

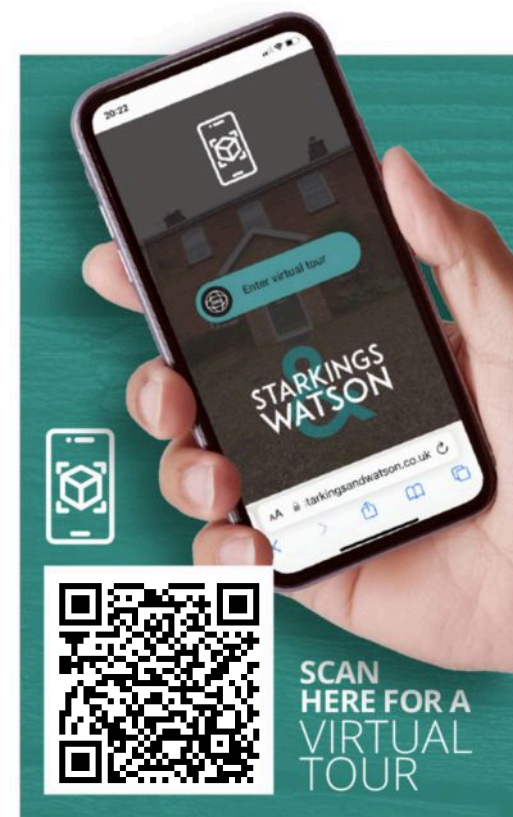
What3Words : /// [websites.link](https://www.websites.link).spans

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The property utilises a septic tank which is managed by the landlord.





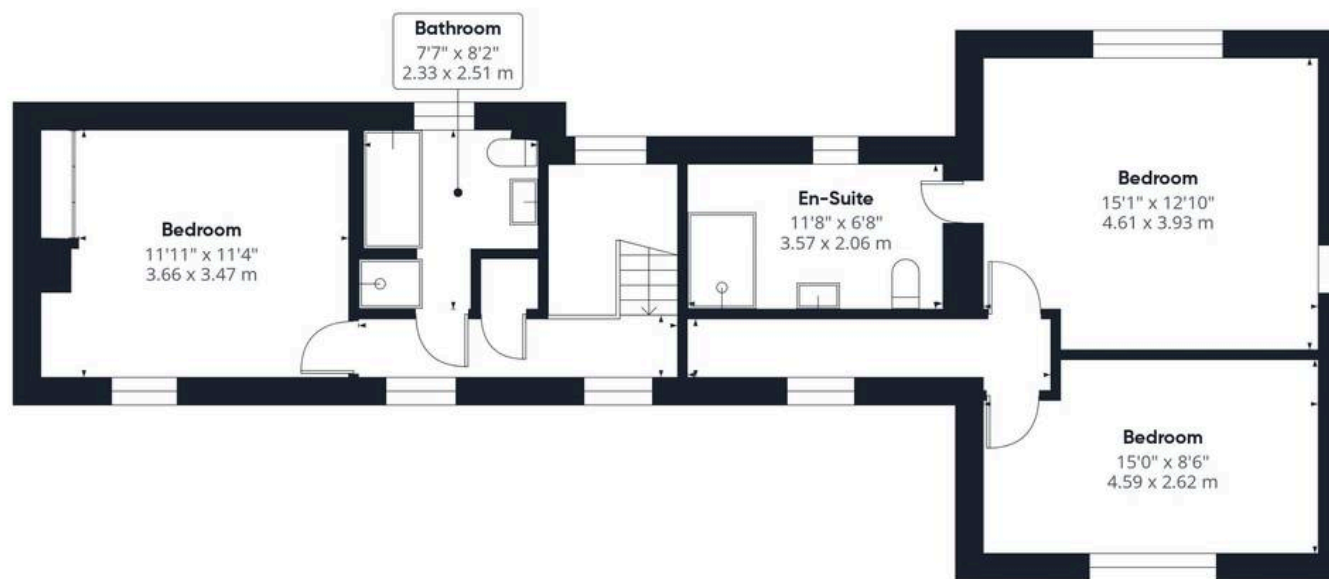
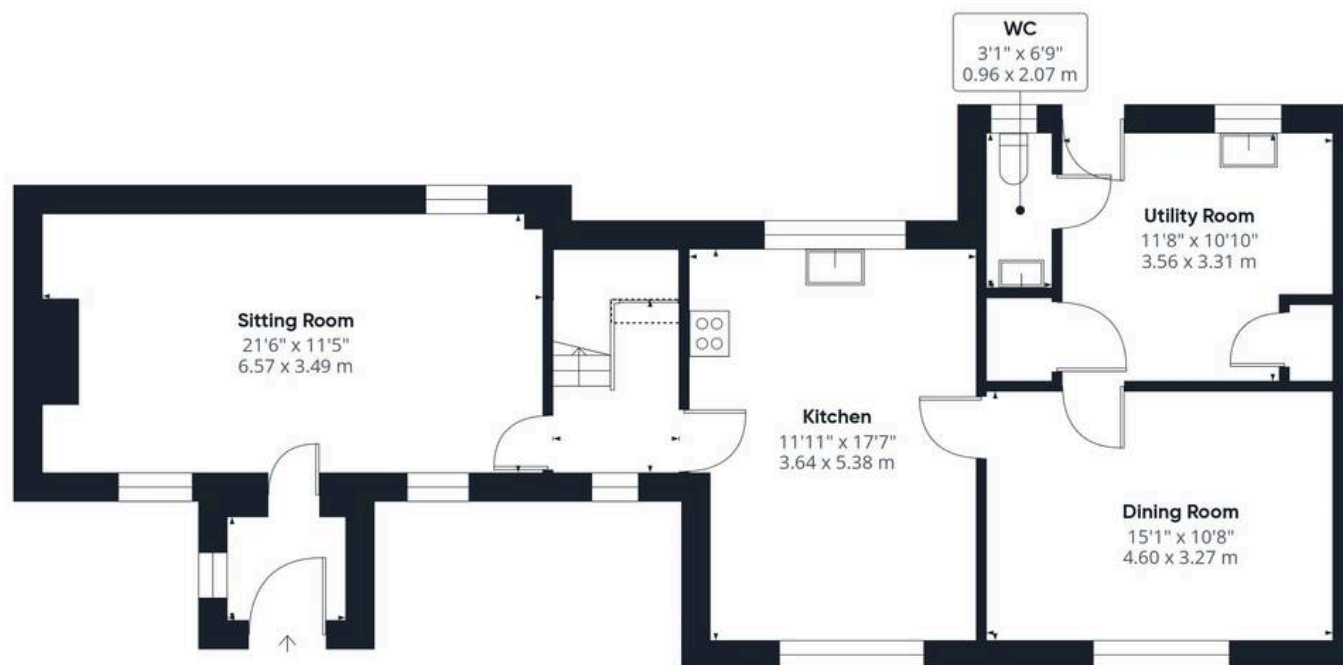




## THE GREAT OUTDOORS

The rear garden is mainly laid to lawn whilst being enclosed with low level timber picket fencing to enhance the view across the fields. Adjacent, a useful timber shed offers storage with an oil tank to one side. A water supply can be found to the rear, with a gated access to the driveway. The garage sits at the end of the driveway, with an up over door to front, storage above.





**Approximate total area<sup>(1)</sup>**

1547 ft<sup>2</sup>

143.7 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.