



THE STORY OF

Hazel Cottage

Attleborough, Norfolk

SOWERBYS



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Attleborough, Norfolk
NR17 2JP

Self Contained One Bedroom Annexe

Three Reception Rooms

Kitchen-Breakfast Room and Utility

Ground Floor Bathroom & First
Floor Shower Room

Period Features Throughout

Private and Mature Garden

Off Road Parking for Multiple Vehicles

Close to Amenities and Town Centre

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Nestled in the heart of Attleborough, this stunning cottage is a true testament to timeless beauty and elegance. The property boasts an array of original period features that effortlessly blend with modern comforts. Upon entering, you are greeted by a spacious, light-filled living room adorned with exposed beams, a traditional fireplace which perfectly complement the cottage's character. The cosy sitting areas flow seamlessly into a dining space, which offers a perfect spot for entertaining guests or enjoying quiet family meals.

The kitchen is a delightful blend of vintage charm and design. A large utility room and additional storage areas provide functionality and convenience. The cottage is perfectly suited for family living, with generously sized bedrooms, each unique to the character of the home.

One of the standout features of this property is the self-contained annexe, offering a wealth of possibilities. Whether used as a guest suite, home office, or rental income, the annexe provides privacy and independence from the main house yet is easily accessible. It includes a well-sized living area, a fully equipped kitchen, bedroom, and a modern bathroom – perfect for multi-generational living or hosting guests.

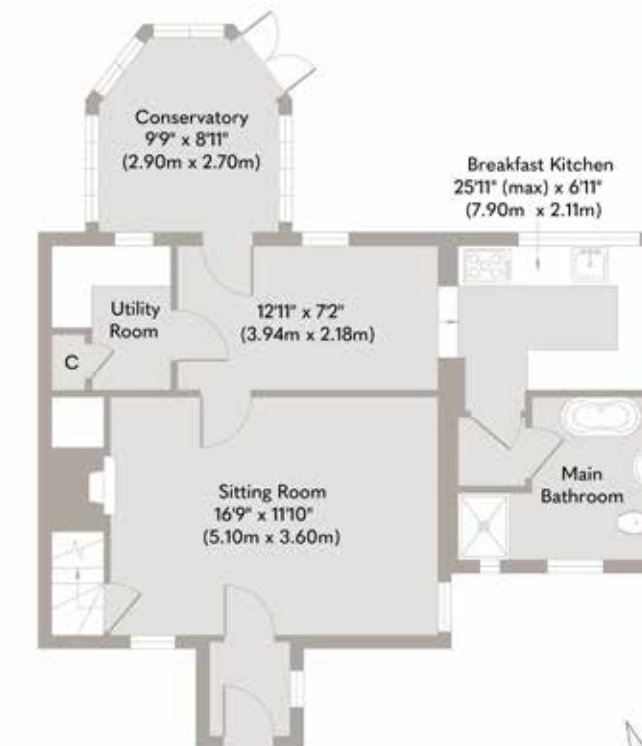
The gardens surrounding the cottage are a highlight, with an abundance of mature shrubs, flowering borders, and well-maintained lawns. Whether you're an avid gardener or simply appreciate the natural beauty, this outdoor space offers something for everyone.

Attleborough provides a wealth of amenities, including shops, schools, and transport links, while still maintaining a sense of tranquillity. A true gem in the heart of Attleborough, it provides an idyllic and versatile living space with all the conveniences of town life just a stone's throw away.

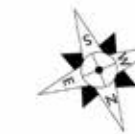




First Floor
Approximate Floor Area
500 sq. ft
(46.45 sq. m)



Ground Floor
Approximate Floor Area
644 sq. ft
(59.82 sq. m)



Annexe
Approximate Floor Area
406 sq. ft
(37.71 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 or tenant. 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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Attleborough

Attleborough is a thriving market town in Norfolk's Breckland district, ideally situated between Norwich and Thetford, with excellent transport links, including the A11 and a railway station providing easy access to Norwich, Cambridge and London. The town offers a variety of amenities, including four schools, a town hall, a selection of shops, cafés, bars, restaurants, takeaways, and two excellent doctor's surgeries. A weekly market every Thursday, dating back to 1226, adds to its charm.

For leisure and family-friendly attractions, Banham Zoo is a short drive away, offering a fantastic day out with a diverse range of animals. Melsop Farm Park provides a hands-on farm experience, while The Jolly Junction is a popular indoor play centre for younger children. Those seeking adventure can visit Combat Paintball, which offers exciting woodland paintball experiences.

The surrounding villages add to the area's appeal. Great Ellingham, known for its annual Teddy Bear Festival, has a strong community feel. Old Buckenham features one of Britain's largest village greens and a historic windmill with the largest circumference in the UK. Little Ellingham offers a peaceful countryside setting, ideal for those who enjoy rural life.

Just six miles away, the historic market town of Wymondham provides further amenities, including a Waitrose supermarket, independent shops, and the stunning Wymondham Abbey. Wymondham also benefits from direct train services to Norwich, Cambridge, and London, making it ideal for commuters.

For additional shopping and services, the nearby town of Watton hosts a weekly market and offers schools, a library, and various independent retailers. With its blend of modern conveniences, rich history, and excellent connectivity, Attleborough is a desirable place to live.



Note from Sowerbys



“The gardens surrounding the cottage are a highlight, with an abundance of mature shrubs, flowering borders, and well-maintained lawns. .”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 8205-0895-8629-4826-991.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///validated.flats.patting

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SOWERBYS

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