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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Wisteria Cottage is a charming detached family home, peacefully positioned in Threehammer Common—a quiet hamlet on the edge of Neatishead, a thriving village known for its warm community spirit and wide range of local clubs and activities. Set amidst the stunning natural beauty of the Norfolk Broads, this rurally located property offers an idyllic lifestyle surrounded by wildlife, waterways, and open countryside. With Alderfen Broad and the Norfolk Wildlife Trust Nature Reserve nearby, nature lovers and outdoor enthusiasts will find relaxation and recreation right on the doorstep.

Set back from the road, this charming cottage is approached via a brick-weave pathway, flanked by neatly maintained lawned gardens. To one side, a driveway provides ample off-road parking and leads to a spacious double garage. On the other, a paved seating terrace opens onto a well-tended lawn garden, bordered by mature flower beds.

Inside, the property is well presented and tastefully decorated throughout. An enclosed porch opens into a welcoming hallway, which in turn gives access to a cosy lounge featuring a characterful fireplace and doors that open directly onto the garden. A separate dining room and a well-appointed kitchen extend to the private courtyard, offering ideal space for outdoor enjoyment. Upstairs, three bedrooms and a family bathroom complete the accommodation, making this a delightful and versatile home, ideal for both relaxed family living and hosting guests.

The location is further enhanced by its convenient access to local amenities. Just a short distance away in Neatishead, you'll find the popular White Horse Inn, where award-winning food is served alongside locally brewed ales. Wroxham, widely regarded as the capital of the Broads, lies less than five miles away, offering a variety of shops, services, and riverside attractions. The picturesque village of Horning, home to the Yacht Club and the iconic Swan Inn, is also nearby. Whether you're seeking peaceful rural living, a connection to nature, or easy access to the Norfolk coastline and historic Norwich (both within a twenty-minute drive), Wisteria Cottage offers a rare and desirable opportunity in a truly special setting.



Detached



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band D

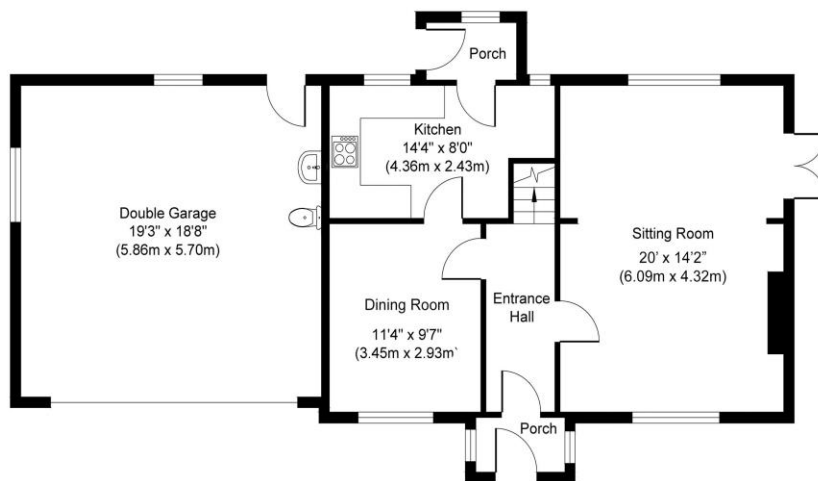


Off-Road
Parking

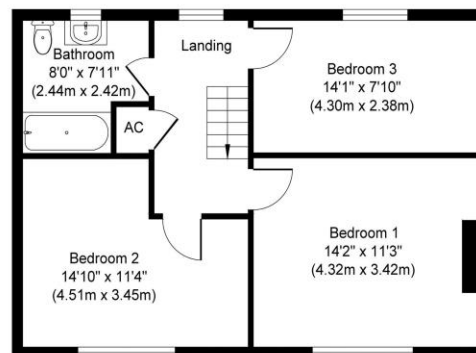


Double
Garage





Ground Floor
Approximate Floor Area
611 sq. ft
(56.78 sq. m)



First Floor
Approximate Floor Area
565 sq. ft
(52.48 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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