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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Mole End, The Street, Catfield, Norfolk, NR29 5AZ

Located in the picturesque Broadland village of Catfield, with easy access to Stalham, Potter Heigham and Wroxham, this charming semi-detached cottage, with no onward chain, offers an idyllic escape to the countryside. Whether you are seeking a peaceful permanent home, a weekend retreat, or an investment opportunity, this property provides versatile appeal. Catfield is a well-served and popular village, offering a primary school, village shop, The Crown Inn, a Post Office and a village hall.

Mole End is screened from the road by a low brick wall and is approached via an attractive, low-maintenance cottage garden. To the side there is access to an enclosed and delightful paved courtyard garden, the perfect setting for outdoor dining and entertaining with friends and family. The property further benefits from a garage located at the rear.

Inside, the ground floor features two reception rooms, a cosy lounge with wood burner and a dining room, with a feature fireplace and sliding-door access to the rear courtyard. A well-equipped kitchen adjoins a modern shower room. Upstairs, there are three bedrooms and a separate W.C., completing the accommodation.

Alongside excellent village amenities, the location offers convenient access to the wider area: the historic city of Norwich is less than twenty miles away, the bustling market town of Stalham lies approximately three miles to the north, and the beautiful sandy beaches of the North Norfolk coastline are less than seven miles to the east.



Semi Detached



House



Older



1 x Bathrooms
1 x W.C



2 Receptions



3 Bedrooms



Tax Band B



Parking



Garage





MOLE END, THE STREET, CATFIELD

TOTAL FLOOR AREA: 1236 sq.ft. (114.9 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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