

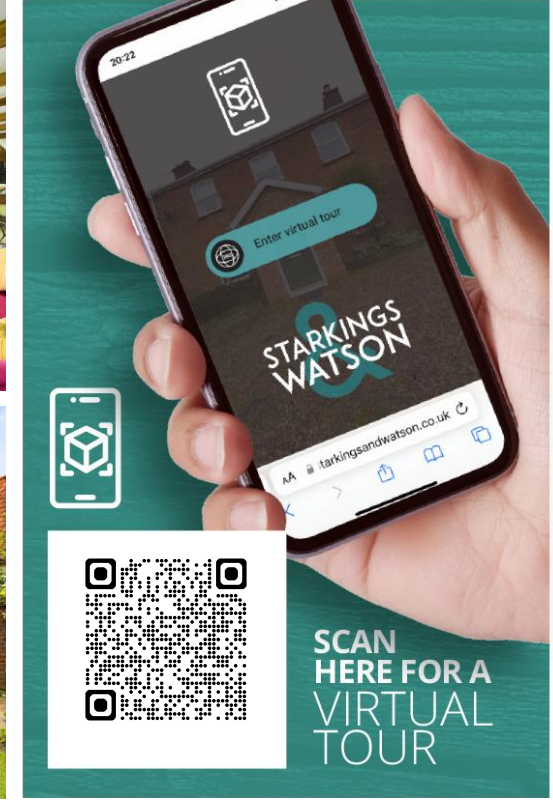
THE COMMON

# Fritton, Norwich NR15 2QS

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Grade II Listed Semi-Detached Cottage
- Open Plan Living
- Sitting Room with Inglenook Fireplace
- Three Bedrooms
- Field Views to Side
- Ample Parking
- Approx. 0.26 Acre Plot (stms)

#### IN SUMMARY

NO CHAIN. This 1650's semi-detached Grade II Listed CHARACTER COTTAGE offers a STUNNING INTERIOR with an IMPECCABLE FINISH. Having been EXTENDED and MODERNISED over the years, the property now offers the PERFECT BLEND of CHARACTER but with the benefit of MODERN LIVING - flowing seamlessly throughout the property. Overlooking FRITTON COMMON with a RURAL SURROUND, the OUTSIDE SPACE extends to over 1/4 ACRE (stms) and has been FULLY INCLUDED within the WORKS, with FULL LANDSCAPING, EXTERIOR HOME OFFICE (with full Fibre connection to the house and office) and new SEWERAGE TREATMENT PLANT. Internally there is over 1600 Sq. ft (stms) of accommodation with an UNUSUALLY SPACIOUS FEEL for a property of this type. The 14' formal sitting room includes an INGLENOK FIREPLACE and WOOD BURNER, with an adjacent family room, 16' KITCHEN/breakfast room, further sitting/dining room with a VAULTED CEILING and BI-FOLDING DOORS, shower room, utility room, family bathroom and THREE BEDROOMS.

#### SETTING THE SCENE

Overlooking green space the property sits in the village of Fritton - part of a 70 acre common. With open views to front and rear, the property sits behind a low level timber picket fence, with a shingle driveway allowing tandem and side by

side parking. Manicured lawns and planted borders can be found to front, with a timber five bar gate opening to the rear garden.

#### THE GRAND TOUR

Stepping inside, you immediately walk into the versatile family room, either an ideal meet and greet space, or room for a table or soft furnishings. A grand brick built inglenook fireplace creates an ideal focal point, with a cast iron wood burner and timber beam above. Adorned with timber beams to the walls and ceiling, wood flooring runs under foot and stairs rise to the first floor. A door way leads to the formal sitting room, boasting dual aspect windows for natural light and pleasant outlooks to front and over the rear garden. A brick built inglenook fireplace includes a further cast iron wood burner with timber beams throughout. An inner hall includes a large storage cupboard providing a useful pantry space, and opens up to the kitchen. A beautiful space with a high specification range of kitchen units and granite work surfaces, creating a large breakfast bar. With smooth plastered ceilings, a feature timber beam and recessed spotlights add a contemporary look. With contrasting wood work surfaces running along the external wall, a recessed original fireplace house the 'Esse' stove for cooking, along with a traditional ceramic hob and electric oven. A range of appliances are integrated, including a fridge, wine cooler and dishwasher. The secondary sitting/dining room is open plan, sitting under a part vaulted ceiling with velux windows and bi-folding doors onto the rear garden - creating a truly versatile space extending the garden in the summer months. Tucked behind a stable door, the utility room offers a working space with storage, laundry appliances, garden access and contemporary shower room - complete with a three piece suite, tiled splash backs and flooring. Upstairs, three bedrooms lead off the landing, all with exposed timber beams and a characterful feel. A vast range of useful storage can be found within the bedrooms and on the landing, where a useful study space has been created to



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enjoy the garden views. The family bathroom completes the property, with a shower over the bath, tiled splash backs and heated towel rail.

#### THE GREAT OUTDOORS

Heading outside, the gardens have been extensively landscaped, starting with an idyllic courtyard space with high level brick walling surrounding the boundary. With a patio under foot which stretches across the rear of the property, a gated entrance leads to the drive, and steps lead up to the main garden. With a beautiful range of well stocked flower beds, the lawned expanse opens up, passing the home office and timber shed. Towards the end of the garden, post and rail fencing encloses the boundaries, opening up the rural views beyond. The home office is insulated, finished with power, lighting and a fibre internet connection.

#### OUT & ABOUT

The property is situated on the edge of Fritton Common - an unspoiled rural position about 10 miles south of the cathedral city of Norwich and some 2 miles from Long Stratton, where there are excellent local shopping and transport facilities. The nearby village of Hempnall, about one mile distant, has a village shop, artisan bakery, primary school, doctors' surgery and tennis club. Diss is located about 14 miles to the south. There are mainline rail services from Diss and Norwich serving London Liverpool Street. The famous Boudicca Way 36 mile route runs from Norwich to Diss and includes a pathway through Fritton - extending the countryside walks close by.

#### FIND US

Postcode : NR15 2QS

What3Words : ///managed.bubbles.nanny

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property is Grade II Listed. In 2020 the property was affected by surface water flooding due to a blocked ditch. Many properties in South Norfolk were impacted at this time, with remedial works now completed, including extensive works within the grounds of the property as preventative measures. A flying freehold between the two adjoining properties exist. The thatched ridge was re-done in 2020.

**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.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced bedroom 132.43 ft<sup>2</sup> 12.3 m<sup>2</sup>

Approximate total area<sup>m</sup> 1640.55 ft<sup>2</sup> 152.41 m<sup>2</sup>

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