



Malthouse Lane, Cantley - NR13 3AD





## Malthouse Lane

Cantley, Norwich

Set on a 0.27 PLOT (stms) in the rural village of Cantley, this WELL PRESENTED DETACHED BUNGALOW offers VARIOUS OUTBUILDINGS and SIZEABLE GARDENS. With HUGE EXTENSION POTENTIAL - subject to planning, this TUCKED AWAY SETTING is perfect for those seeking OUTSIDE SPACE and PARKING. Once inside you will find a PORCH which leads to the GENEROUS ENTRANCE HALL leading to the 12' SITTING ROOM with BAY WINDOW and FEATURE FIREPLACE, TWO DOUBLE BEDROOMS - both with FITTED WARDROBES, shower room which has been updated, MODERN FULLY FITTED 12' KITCHEN/DINING ROOM, and an 11' GARDEN ROOM which completes the property. OUTSIDE, various OUTBUILDINGS are perfect for STORAGE, with the outside space currently split into TWO GARDENS, with the first offering a LOW MAINTENANCE PATIO ideal for entertaining and alfresco dining, and the second garden offers UNRIVALLED SPACE with PLENTY of room for ALL THE FAMILY to enjoy!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Detached Bungalow
- Approx. 0.27 Acre Plot (stms)
- Kitchen/Breakfast Room
- Newly Fitted Shower Room
- Two Double Bedrooms
- Well Stocked Gardens
- Various Outbuildings
- Garage & Large Driveway

The Broadland Village of Cantley is located East of the Cathedral City of Norwich and is tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

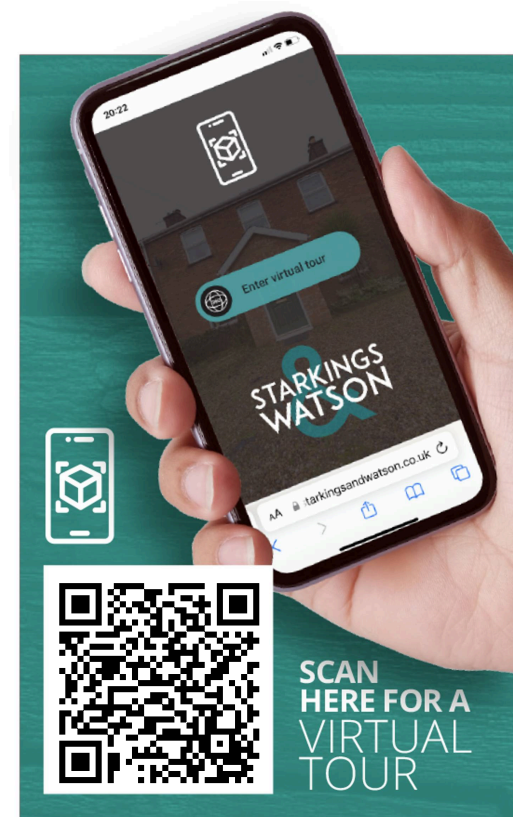
#### SETTING THE SCENE

The property is approached via a large gravel driveway with lawned frontage and mature shrubs and tree which leads to the hard standing pathway to the main entrance.

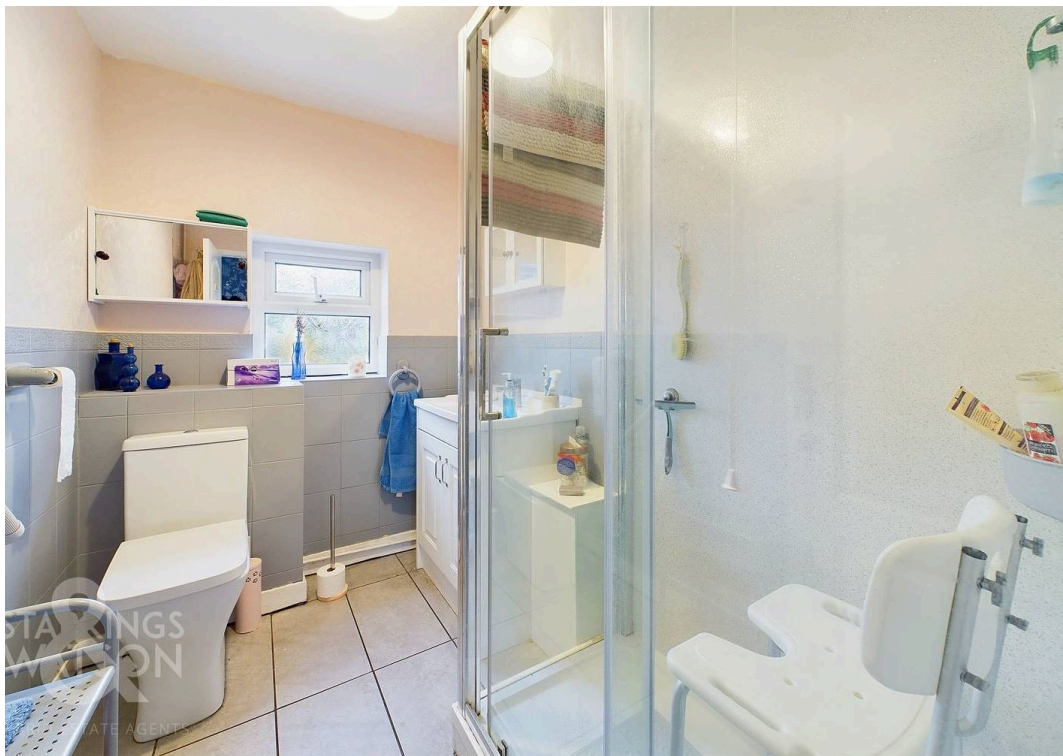


## FIND US

You may wish to use your Sat-Nav (NR13 3AD), but to help you... Leave Norwich via the A47 heading towards Great Yarmouth. Proceed straight over the Brundall roundabout and through the single carriageway. Turn right across the dual carriageway signposted Cantley and turn immediately left onto High Road. Follow this road up and over the hill and into Beighton. Proceed through Beighton and into Cantley following round at the 'S' bends. Follow until you reach a junction and head straight over onto Station Road. Take the first right onto Langley Road, then right and immediate left onto Malthouse Lane where the property can be found on the left hand side marked by our 'For Sale' board.







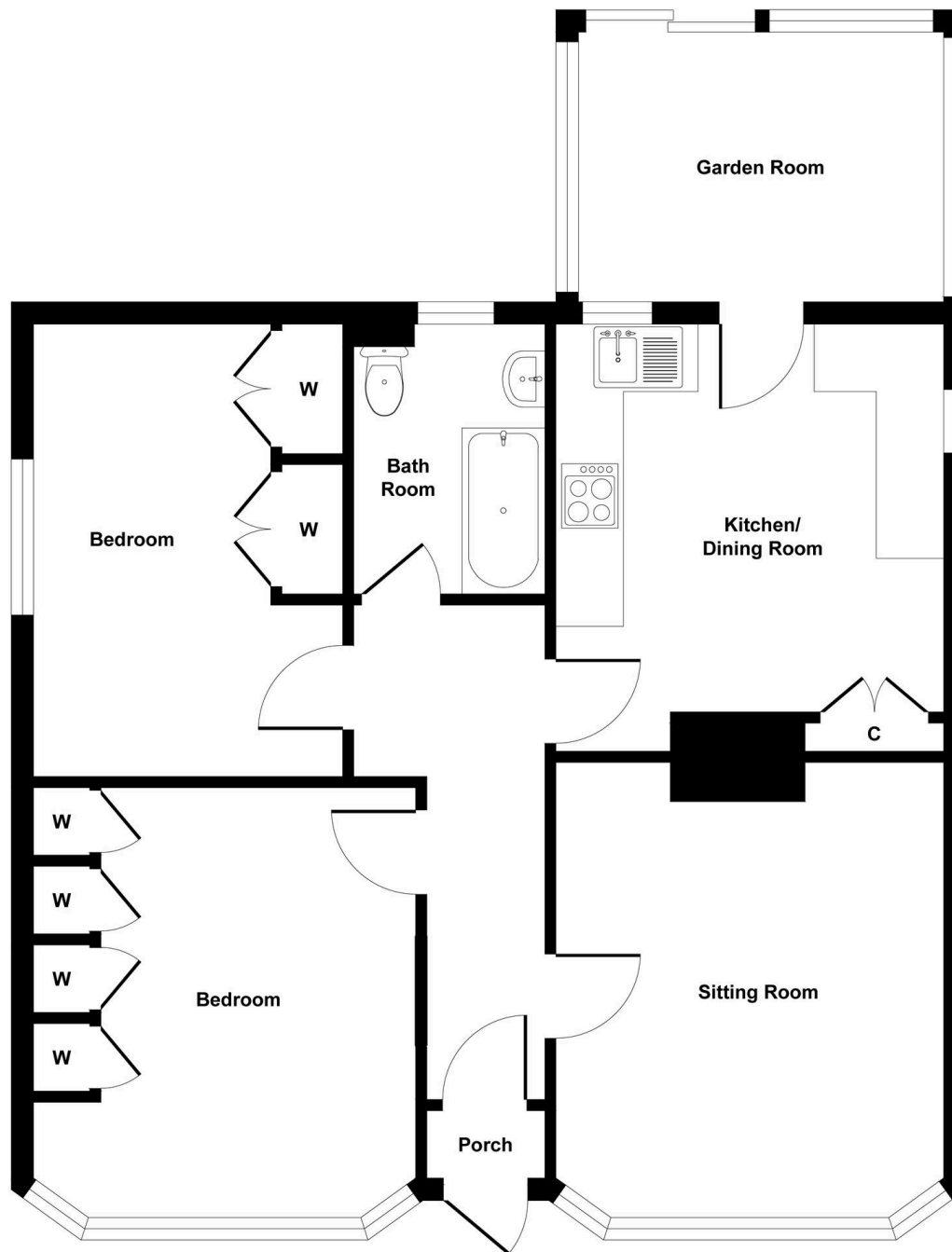




## THE GREAT OUTDOORS

Leading from the garden room you will find a generous patio area which offers great space for outdoor furniture and entertaining, from here you find the second garden which opens to an expensive lawned area with mature hedging and borders.





**STARKINGS  
& WATSON**

**Floor Plan**  
**Approximate Floor Area**  
**800 sq. ft**  
**(74.32 sq. m)**

**Approx. Gross Internal Floor Area 800 sq. ft / 74.32 sq. m**





## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

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