



Hall Cottages, Southwood - NR13 3LR



Hall Cottages

Southwood, Norwich

Set back from the street this CHARACTERFUL COTTAGE occupies a GENEROUS PLOT with AMPLE OFF ROAD PARKING to the front and large open garden to the rear with FIELD VIEWS at the rear with a brick OUTBUILDING and WC. Internally, the living accommodation has been EXTENDED with a CONSERVATORY at the very rear of the home coming from the KITCHEN/DINING ROOM and SITTING ROOM with OPEN FIRE at the very front of the home. TWO BEDROOMS come off the landing with the larger currently being altered to create an extra space with the ability for a conversion or to be restored to offer a LARGE DOUBLE BEDROOM also both of which having direct use of the three piece FAMILY BATHROOM.



Council Tax band: A

Tenure: Freehold

- Characterful Cottage
- Extended Living Accommodation
- Sitting Room With Open Fire
- Kitchen/Dining Room Into Conservatory
- Two First Floor Bedrooms
- Large Garden With Field Views
- Outbuilding With Toilet & Storage
- Ample Off Road Parking

The Broadland Village of Southwood is set within idyllic countryside surroundings and is located East of the Cathedral City of Norwich and offers easy access to both Brundall and Acle and of course the A47 to both Norwich and Great Yarmouth. A short drive gets you to the neighbouring village, with shops, schooling and train station.

SETTING THE SCENE

The property can be found set back from the street with tall privacy giving hedges to the side and front opening in the form of a large sweeping driveway suitable for the parking of multiple vehicles where a timber gate allows for security at the front of the home before stepping inside.



THE GRAND TOUR

Once inside, you are first met with the cosy sitting room complete with all wooden floorboards laid underfoot and front facing window. The space makes for the ideal sitting room with a wood burning fire complete with tiled hearth and wooden mantle. Just beyond the sitting room are stairs for the first floor with an open kitchen/dining room sat just beyond with a red brick fireplace giving way to extended wall and base mounted storage units which in turn leave room for additional appliances with tiled splashbacks and an extraction over the oven and hob. Courtesy of an addition by the current owners a conservatory sits at the very rear of the home making a further potential sitting or dining area with French doors taking you into the rear garden patio.

The first floor landing splits allow access into both of the bedrooms and the three piece family bathroom suites with mostly tiled surround wall, mounted radiator and frosted glass window. The smaller of the two bedrooms comes towards the rear of the home with all carpeted flooring leaving room for a large bed with additional soft furnishings and storage solutions. This room makes the most of the setting with rolling field views beyond the rear window. The main bedroom to the front of the home has been altered slightly to create an additional living space for the family. This large double room has all carpeted flooring and leaves ample space for a double bed with further storage solutions or a potential en-suite in the altered space. The alterations by the family have meant that the floor space has been reduced currently, however has offered them a third living space which can be kept or potentially removed to open this room to its much larger former size.

FIND US

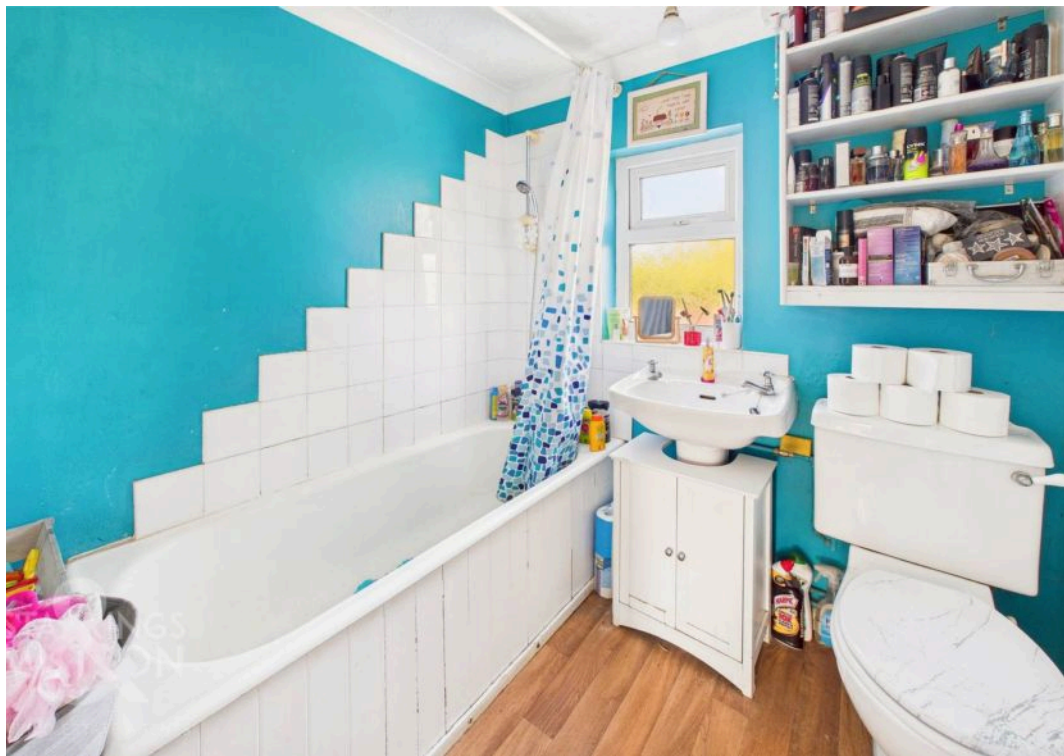
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What3Words : ///trace.ends.neckline

VIRTUAL TOUR

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







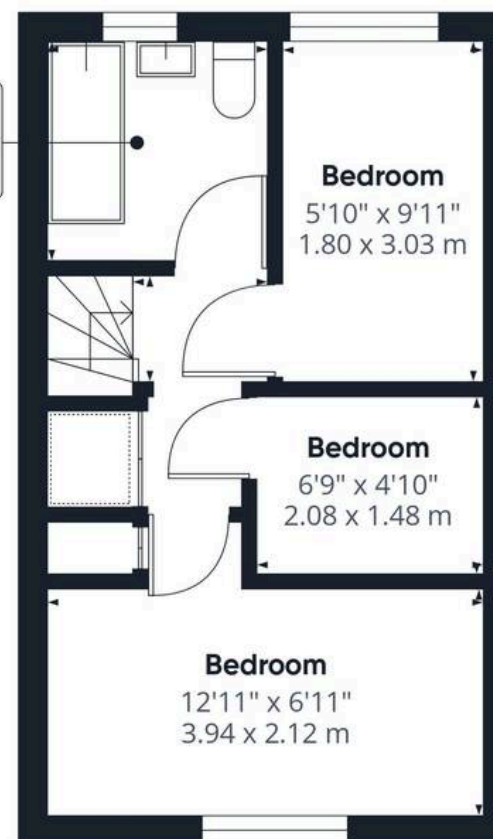
THE GREAT OUTDOORS

Stepping out through from the conservatory is an initial courtyard garden laid with artificial lawn creating a quiet sitting area with the shared access gates taking you beyond the neighbouring property with a historic right of way. An external outbuilding has been refitted and rewired with modern electrics featuring a WC whilst creating the ideal space for additional storage. Stepping beyond this, the rest of the garden emerges with the space made private courtesy of tall colourful mature hedges to your left and fully enclosed with timber fencing to the right and the rear a large open garden space emerges leaving ample room for entertaining friends and family. While the very rear of the property features a raised patio area with with timber fence separating from the main section of the garden. This space lets you enjoy a raised view of the farmed fields beyond, whilst housing a timber built summer house for additional storage.





Bathroom
6'6" x 6'6"
1.99 x 1.99 m



Floor 1

Approximate total area⁽¹⁾

619 ft²

57.5 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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