

Dragonfly  
Cottage Gentleman's  
Walk  
Langley



# Dragonfly Cottage Gentlemen's Walk

## Guide Price £425,000

### The three-bedroom character cottage...

Nestled along Gentleman's Walk in the picturesque village of Langley, Dragonfly Cottage presents a unique blend of contemporary comfort and character. This captivating residence offers spacious living, coupled with extensive outdoor amenities, making it an ideal retreat for families or those seeking tranquility in a vibrant community. As you approach the property, you'll immediately notice the generous off-road parking space accommodating up to six vehicles.

Upon entering Dragonfly Cottage, you're greeted by a welcoming porch that leads into the heart of the home — a stylish kitchen diner. This fantastic space features modern flooring, exposed brick accents and a large dining table that comfortably seats eight. The well-equipped kitchen includes an island, induction hob, dishwasher and ample storage, perfect for culinary enthusiasts and entertaining. The cosy sitting room is illuminated by natural light, with views overlooking the back garden and a cosy log burner that adds warmth and character. The conveniently located utility room and modern downstairs shower room enhance the practicality of the layout, providing additional storage and convenience.

Upstairs, the cottage boasts three generously sized bedrooms filled with natural light. The master bedroom enjoys double aspect views, while the second bedroom currently serves as a delightful children's room with bunk beds. The family bathroom is spacious and contemporary, complementing the overall modern yet homely feel of Dragonfly Cottage.

The exterior boasts a mixture of modern aesthetics and original features, showcasing the cottage's rich history. The expansive patio area invites outdoor gatherings, while the lush back garden offers a peaceful sanctuary with stunning field views. With a variety of outbuildings, including a tin roof shed and a traditional wooden shed, the outdoor space provides ample opportunity for recreation and storage alike. Dragonfly Cottage is truly a remarkable property that has been thoughtfully extended and updated over the years, maintaining its original character while incorporating modern conveniences.

### Agents notes...

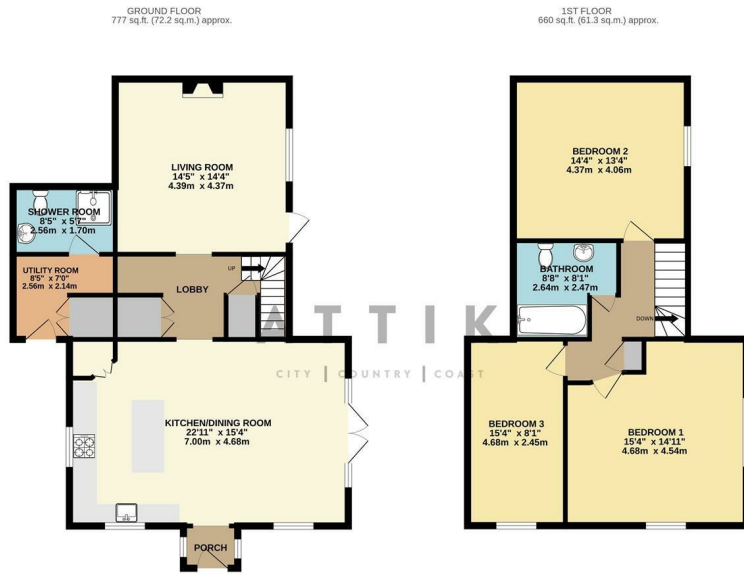
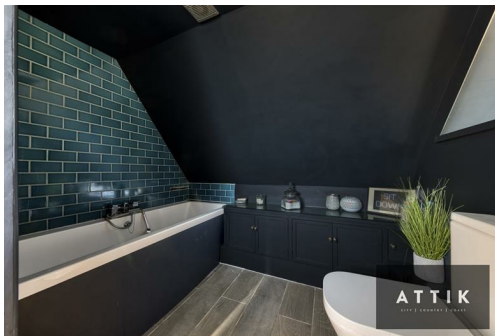
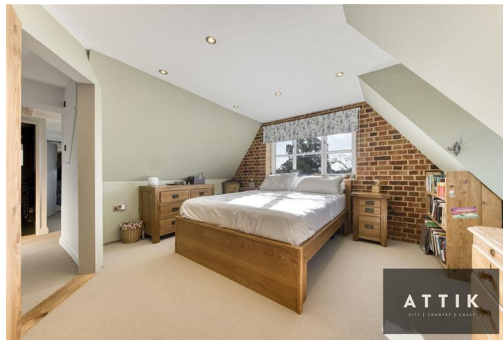
A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority  
South Norfolk

Council Tax Band B

EPC Rating E



TOTAL FLOOR AREA: 1436 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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