



COAST & COUNTRY LIVING

Finer Details



Detached 4 bedroom cottage
Open plan kitchen diner
3 large reception rooms
Large covered patio area
Beautiful cottage gardens
Kitchen garden & greenhouse
Parking for several cars
Attached double garage and double cart barn
Electric car charging point
Village location

Beautifully finished, Clematis Cottage is sure to appeal, this traditional Norfolk cottage has all the charm you would expect with the benefit of having undergone a complete renovation. It's light and spacious interiors are perfect to enjoy with plenty of space to entertain. So much love and attention has been put into making this home perfect for family life.

Situated down a private drive with spectacular field views, its peaceful setting is hard to find whilst being in a village location within walking distance from the local school, village shop and the award-winning Tamarind Restaurant. Close to the Norfolk Broads with its spectacular river ways and iconic marinas its location would be hard to beat.

Clematis Cottage has provided its owners a family friendly lifestyle, close to the Norfolk Broads where they tell me they regularly enjoy paddle boarding as a family in fact there is a shed in the driveway racked out to provide easy access for their boards and quick access into the car! This is just one of the many activities available on the Norfolk Broads. Boats are available to hire to explore the waterways and there is plenty of opportunity for riverside walks and picnics by the river.

Rarely do I find such a well dressed cottage, the owners have put a lot of hard work into making this property a home and this is reflected at every turn.





As I enter Clematis Cottage I'm immediately aware of the sense of space and charm this property has to offer, to the left is the first of 3 reception rooms, at present used as a living area and office space, LVT floors and a multi fuelled burner on traditional Norfolk Pamments complete the cosy feel of this room with a large window to the front that overlooks the field views to the front of the property.

Walking on from here leads through to the large open-plan kitchen/diner which has been newly fitted with all the units you would expect and a central island with seating making this room the real heart of the home. A place to gather and enjoy family meals and get together, there is even a built in wood fired pizza oven which I'm told makes the most amazing pizzas and roasts. There is space for a dining table with plenty of seating and glass doors that open out onto the patio.

The cottage benefits from a utility room with plenty of storage to store coats, bags and shoes as well as white goods, there is a door from the utility room into the double garage which could easily be converted as extra accommodation, through the utility room is a well fitted out WC.





Turning right from the main entrance is a stunning sitting room, the main focal point being the wood burner that sits central in the room, with a large window to the front of the property overlooking the fields this allows lots of natural light to enter the room. A lovely space to relax, unwind and spend time together.



Double doors lead from the sitting area into a large TV room, this is a lovely room having the benefit of air conditioning, it's light with a large window that overlooks the front. There is built in seating area under the stairs perfect to use as a work station or children's homework area. Double doors lead out into the garden onto a second patio area.





Upstairs there are 4 good sized bedrooms, all bedrooms are fitted with quality cupboards and have good views from the windows, there is a stunning family bathroom with high quality fittings and fixtures and tiled floor with bath and separate shower.



The master bedroom is a real show stopper with beautiful views over the front of the property, as with all of the property no expense has been spared. The ensuite is spacious with a bath and large walk in shower.

I HAVE MADE
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AND ALL THE
WORLD WAS MINE







Outside the owners have spent time creating the most wonderful outside space, to the front of the property they have installed wooden post and rail fencing with wooden 5 bar gates to secure the property and a double Cart Barn with electric doors has been built with an electric car charger also installed.



The back garden is a particular feature of the house completely enclosed with a mixing of hedging and fencing with plenty of space to grow the already established kitchen garden with its own greenhouse and garden shed, there is nothing better than eating your own produce.

There are different areas outside for seating including an undercover eating and cooking area, perfect for when the weather is not so good, there is even a heated above ground pool (available via separate negotiation) for the family to enjoy.

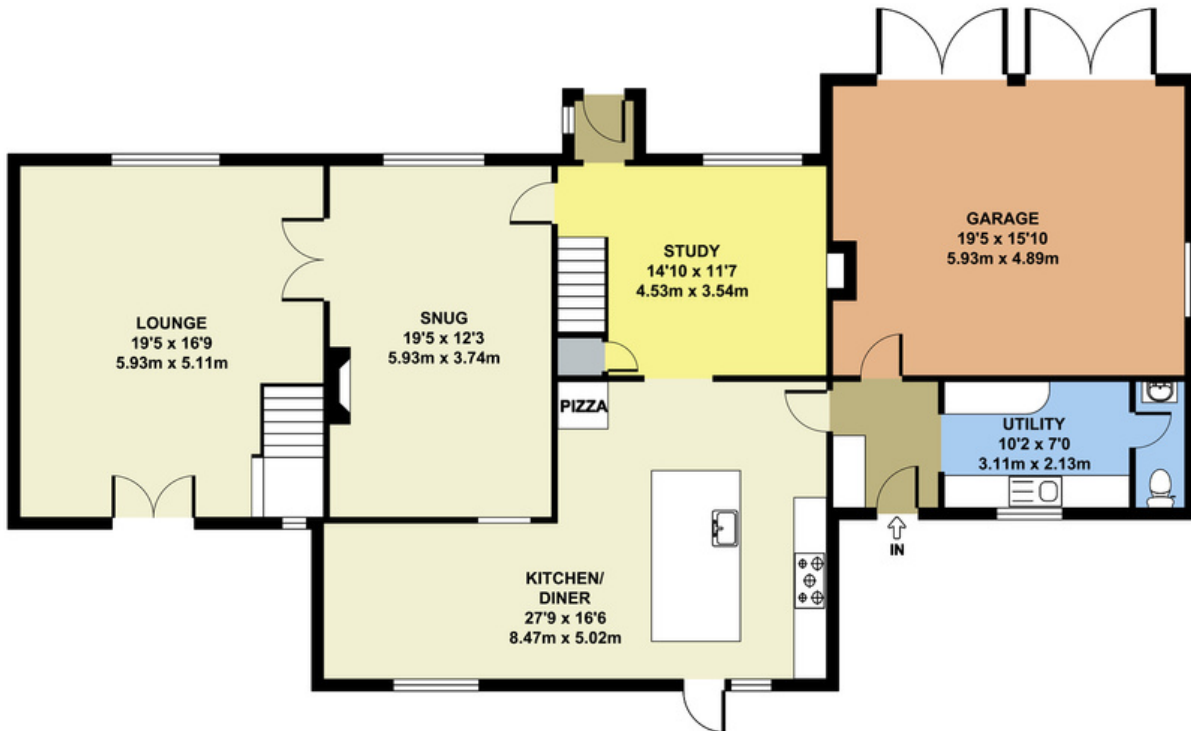
There is a larger grassed area with space for children to play and even enjoy a game of football.



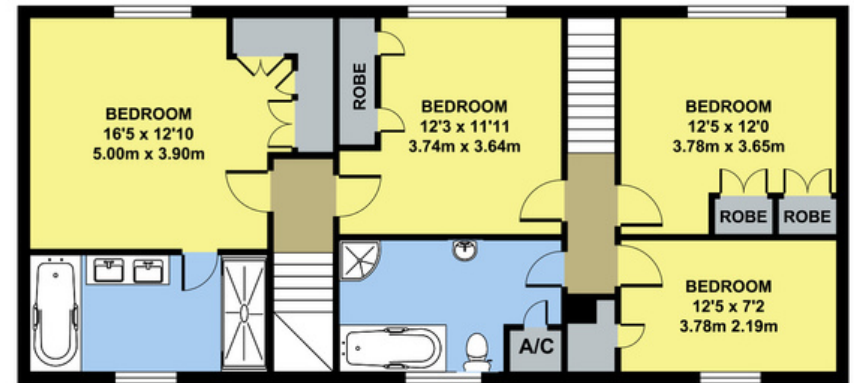








GROUND FLOOR



FIRST FLOOR

Total approx area:
 229 sq. m
 2461 sq. ft.