



COAST & COUNTRY LIVING

Finer Details



Modern detached family home
Open plan kitchen/living/ dining area
3 double bedrooms
Playroom/office
Large master bedroom with ensuite
Family bathroom
Garage
Air source heating
Parking for several cars
Close to train station
village location

Holly Cottage is situated in the popular Broadland village of Cantley, this modern home is immaculate and is conveniently situated next to the train station, not many houses allow you the convenience of being able to hop on a train 2 minutes from your home and arrive in Norwich 10-15 minutes later!

Cantley has lots to offer with its thriving community, village School and rural walks which is sure to appeal to families and couples alike.

If you are looking for a modern family home then this property could be what you are looking for, situated close to the Norfolk Broads and Norfolk Coast this house has a lot to offer.

On entering Holly Cottage, I immediately notice that it feels light and spacious, with natural decor and wooden floors the rooms seamlessly flow making this an easy property to live.

From the entrance hall it leads into a large room to the left that is used at present as an office / music room but could be used as a bedroom if required. There is also a WC and storage cupboards for all the necessary coats and shoes.

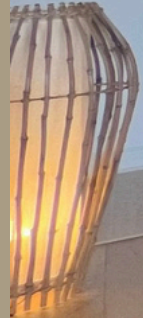


As I walk into the large open plan kitchen/ diner it gives a real sense of space, the kitchen is of modern styling with concealed appliances including a breakfast bar for casual dining as well as a more formal dining area perfect for family meals with views over the garden. This leads into the living room with doors out into the garden, the owners love to have the doors open out into the garden and patio area enjoying eating and socialising outside. The living space is large and light with plenty of space, a welcome feature is the underfloor heating underfoot as I walk through the property.

There is an integral garage that offers a utility space and internal storage.









The large master suite has a walk in wardrobe and a beautifully designed ensuite, it's light and spacious and offers a perfect space to unwind, a large window looks out over the front of the property flooding the room with light.

The second of the large double bedrooms has the benefit of an adjoining room that could be used as a playroom or a younger child's bedroom, again the room is light and spacious offering plenty of space.

The family bathroom is of high specification with modern sanitary wear including a twin head thermostatically controlled rainfall shower and Velux window.







Holly Cottage is set back from the road and is screened by hedging its brick weave drive allows parking for several cars. The exterior of the property is well maintained and sits at the end of the road next to the train lines.

The garden itself is lovely with a patio area to enjoy barbecues outside. The garden is low maintenance with lots of space to enjoy and benefits from some planting but has large scope to landscape further.

A big feature of this property is its proximity to the train station, a quick ride into Norwich then onto Liverpool Street station in London, this house is a commuters dream!



