



COAST & COUNTRY LIVING

Finer Details



Detached 4 bedroom cottage
Country Kitchen with woodburner

Aga

3 reception rooms

Large patio area

Beautiful cottage garden

Parking for several cars

Gym

Village location

Beautifully finished, Heath Cottage is sure to appeal, this traditional Norfolk Cottage has all the charm you would expect, with plenty of space to entertain. It's clear so much love and attention has been put into making this home perfect for family life. Situated on a quiet road, a short walk to the shops and village school. Dated from 1800, this fully modernised property has many features that are visible from the moment you enter, in fact the house has a lovely feel about it which is testament to the owners who have loved living at Heath Cottage and are now ready for their next adventure.



Close to the Norfolk Broads with its spectacular river ways and iconic marinas its location would be hard to beat.

As I enter Heath Cottage I'm immediately aware of the sense of space and charm this property has to offer, the entrance hall is spacious with built in cupboard essential for coats and shoes and a winding staircase that leads past feature brickwork on route to the first floor landing, the wooden floor and latch doors add to the traditional feel.



Turning to the right I enter the large sitting / dining room and wow what a room, with lots of space to enjoy and socialise. The brick fireplace with wood burner and tiled hearth makes a welcome focal point whilst the wood flooring flows seamlessly from the hall way throughout the ground floor. The owners have spent time adding to the property to make it a fantastic home. Double aspect windows add to the feeling of light and space.

Back out into the hallway I note a WC that is in keeping with the rest of the property before entering the stunning Kitchen/Breakfast room.





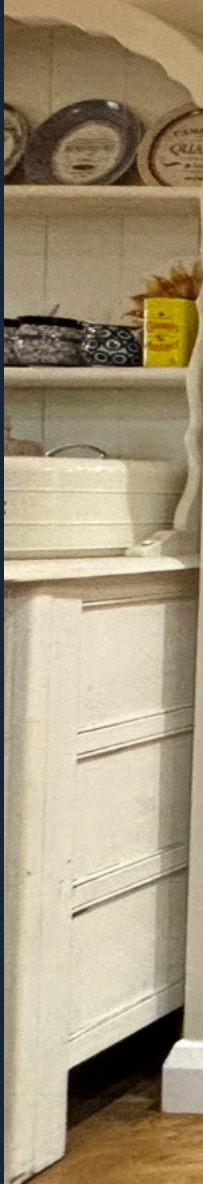


The quality kitchen with views out over the back garden features everything you would expect from a top of the range kitchen including space for fridge freezer, dishwasher, built in Bosch coffee machine etc. The painted units with solid wood work surfaces and Belfast sinks add to the traditional feel of this room.

The red AGA takes centre stage and keeps the room wonderfully warm in the winter whilst the central island with breakfast bar is the perfect space to have your breakfast or the children to do their homework. There is a wood burner and space for a sofa which makes this room the heart of the home

The cottage benefits from a large 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 garden









1976
CHABLIS

COFFEE CAN CHOC WHOO
COFFEE CAN CHOC WHOO
TOFFEE CAN CHOC WHOO



Upstairs there are 4 good sized bedrooms, The first is the large master bedroom with views over the front of the property and fitted wardrobes. This room is light and spacious, the perfect space to relax.

The second of the double bedrooms has fitted wardrobes and an ensuite which is beautifully decorated, this room could be used as a guest bedroom or an alternative master bedroom.

Bedroom 3 is large with fitted wardrobes and lovely views over the back garden. Bedroom 4, again a double with views over the back garden is currently being used as a guest bedroom/ office.











Outside the owners have spent time creating the most wonderful outside space. To the front of the property there is parking for several cars.

There is a gym room that used to be the garage and is accessed through a door in the back garden but could be easily accessed from the house if a doorway from the dining area was established, this room is a good size and would be suitable for a variety of uses including home office, playroom or hobbies room.

The south facing back garden is a particular feature of the house completely enclosed with hedging and filled with a variety of plants and flowers and a good sized area of lawn, plenty of space to unwind or kick a ball about.



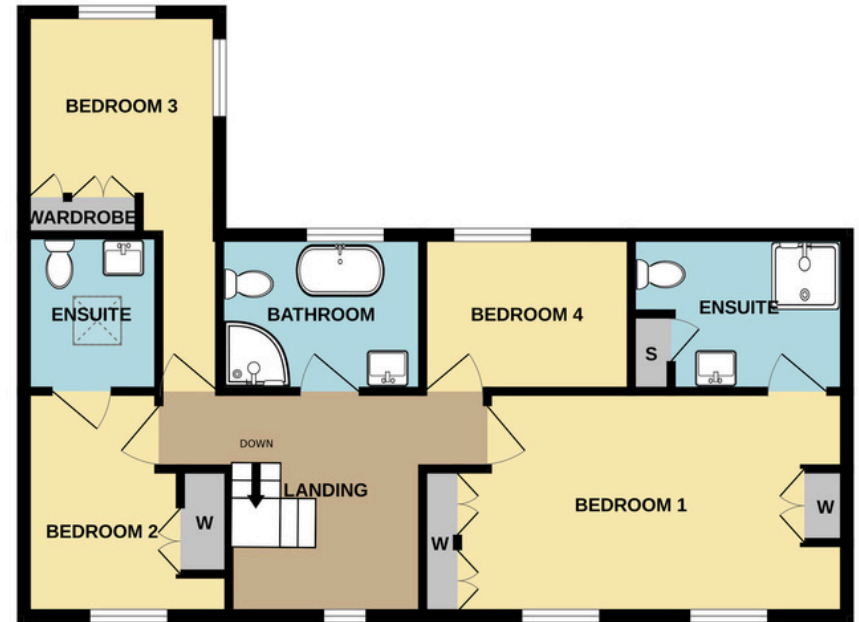
There is a large patio area with which to enjoy outside eating and barbeques. To compliment the outside space is a potting area and space to grow your own veg. There is no doubt that whoever is the next owner of Heath Cottage will have a great lifestyle enjoying all there is to offer.



GROUND FLOOR



1ST FLOOR



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