



Low Road, Norton Subcourse - NR14 6SD



Low Road

Norton Subcourse, Norwich

Nestled within the tranquil countryside, this charming 3-bedroom detached cottage awaits its new owners, boasting an expansive rural plot of 2.2 acres (stms). Captivating panoramic views stretch as far as the eye can see, providing a picturesque backdrop to this idyllic retreat. Featuring generous living space extending to 1400 sq.ft (stms), this property offers three receptions, a well-appointed kitchen, and a convenient utility room. Upstairs, three bedrooms and two bathrooms ensure ample accommodation for a growing family or those seeking a peaceful escape from the hustle and bustle of city life. Additionally, an external studio/bedroom and further outbuildings provide versatile spaces for work or leisure pursuits, all within the confines of this characterful, extended cottage. And the best part? No chain, meaning a smooth transition awaits the fortunate new owners of this peaceful abode.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Extended Cottage
- Generous Rural Plot Of 2.2 Acres (stms)
- Stunning Far Reaching Views
- Accommodation Extending 1400 SQFT (stms)
- Three Receptions, Kitchen & Utility
- Three Bedrooms & Two Bathrooms
- External Studio/Bedroom & Further Outbuildings

Norton Subcourse is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the neighbouring village of Thurlton boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

SETTING THE SCENE

Approached via the Low Road within an enviable rural position there is a front garden enclosed with iron gates and fencing with an array of planting. A gate and pathway lead from the front to the main entrance door found to the side of the property. To the other side is a shingled driveway with plenty of off road parking leading to the gardens beyond with a five bar gate.



THE GRAND TOUR

Entering via the main entrance door to the side there is a useful porch entrance with space for coats and shoes as well as space for white goods. This leads through into the extended garden room beyond. The garden room is a wonderful space overlooking the grounds with a vaulted ceiling, exposed timber and wood panelling. There is a door into the kitchen area as well as a door into the utility. To the far end, the cottage was extended to create a separate annexe space with a utility/kitchenette, snug and a bedroom and shower room. The utility space offers worktop space and plumbing for white goods as well as a w/c. A door leads through to the snug reception with a dual aspect to the front and side as well as stairs to the bedroom and shower room over which are separate to the main house. The double bedroom offers built in wardrobes with the shower room providing a shower, w/c and hand wash basin. Heading in the other direction off the garden room there is the main accommodation of the cottage with the kitchen being first. The country style kitchen offers a range of wall and base level units with rolled edge worktops over as well as an integrated electric oven and hob with space for further white goods, whilst the oil fired boiler can also be found as well as a built in cupboard. The kitchen is open plan to the main sitting room providing a warm and welcoming space. The sitting room offers exposed timbers, exposed brickwork, a fireplace housing a woodburner and stairs to the first floor landing. There is also another door to the side.

Heading up to the first floor landing you will find plenty of useable space for a desk or sofa with access to both bedrooms as well as built in storage. To the left of the landing is the main bedroom with a dual aspect and fitted wardrobes. To the other side of the landing is the second bedroom with the family bathroom adjacent. The bathroom offers a bath with shower over, w/c and hand wash basin.

Externally within the rear garden there is an excellent studio space or occasional bedroom. Currently set up as a bedroom for guests the room offers electric heating, exposed timbers, double glazing and a useful w/c.

FIND US

Postcode : NR14 6SD

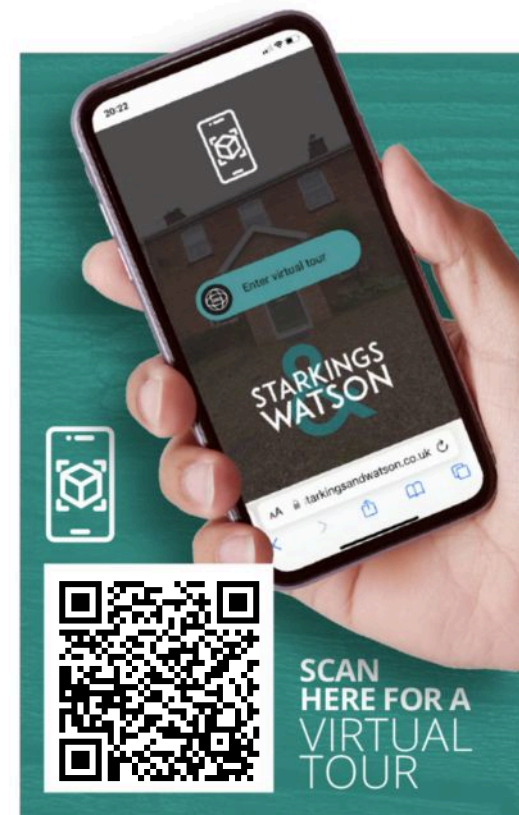
What3Words : ///twirls.taskbar.beakers

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property has a unregistered title. The image showing the total plot is an estimate of the current boundary and plot size and must be confirmed (registered) as part of the sale process. Services include mains electricity and water. Drainage is via a septic tank with heating provided by oil.

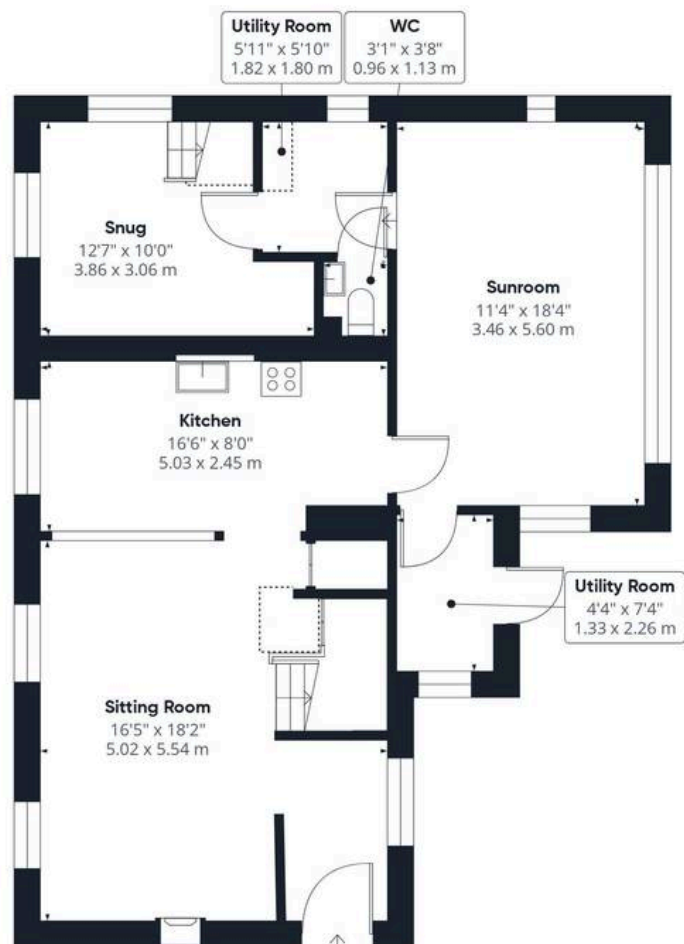




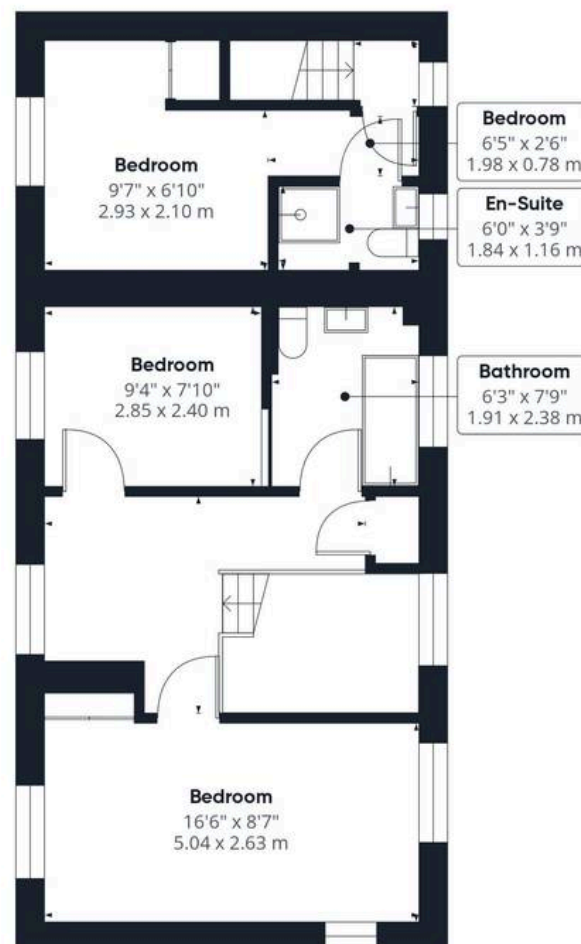


THE GREAT OUTDOORS

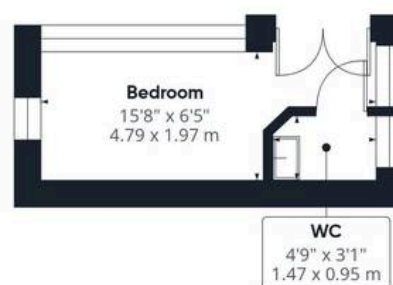
The property is set in approximately 2.2 Acres (stms). To the rear of the house is a paved patio area, pleasant lawn, gate, picket fencing and pergola leading to the further gardens and paddock areas beyond. Adjacent to the paved patio area is the useful studio room with WC. Also within the section of garden there is a timber shed. The stunning gardens are a particular feature of the property and the second garden area beyond the gate is predominately laid to lawn, landscaped with separate borders, assorted trees of beech, ash, red oak, silver birch, alder & rowan to name but a few. There are borders of mature shrubs & flowering plants as well as an extensive pond with bridge over. There are also various Outbuildings including a timber built store/woodshed, greenhouse, a garden shed, and a barn with power & lighting. Using the bridge over the pond you will find the paddock with the addition of another timber outbuilding/stable with power & lighting.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1422 ft²

132.1 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.