



Hall Cottages, Burgh, Norwich, NR11 6TD

welcome to

Hall Cottages, Burgh, Norwich

This charming extended semi-detached residence with field views is located in a beautiful rural setting. The flexible accommodation includes 4 bedrooms (main with en-suite), lounge, dining room and kitchen/breakfast room. Outside the property is set in grounds of around 0.31 acres (stms).



Description

A beautifully presented 4 Bedroom Semi-Detached Cottage, offering generous living space, kitchen, character features throughout including exposed brick floors, fireplaces and leaded windows, delightful gardens & off-road parking. All set within the charming & sought after Norfolk village of Burgh, which is surrounded by beautiful countryside, conveniently close to Aylsham, North Walsham & the Norfolk Broads. With easy access to the coast, local amenities and excellent transport links, it's an ideal setting for those looking to enjoy the best of village living.

Entrance Hall

Front door opens into hall with brick flooring, stairs to first floor, radiator & 2 double glazed windows.

Dining Room

15' 9" x 10' (4.80m x 3.05m)

Double aspect room with 2 double glazed windows, 1 secondary glazed window, wood flooring, radiator and door to Lounge.

Lounge

11' 5" x 17' 7" max (3.48m x 5.36m max)

Open fire with decorative surround, recess shelving, TV point, radiator & single glazed window. Door to Kitchen.

Kitchen / Breakfast Room

16' 8" x 14' 9" (5.08m x 4.50m)

Fitted with a range of base units, work surface over with matching upstand and under-counter stainless steel sink with mixer tap over. Electric range cooker, plumbing for washing machine and dishwasher, space for fridge/freezer. Fitted shelving, walk-in pantry, part tiled & engineered wood flooring with underfloor heating to tiled flooring, radiator, Velux window & rear aspect double glazed window with view over rear garden.

Bathroom

Suite comprising low level WC, wash basin and bath with shower attachment. Cupboard, wood flooring, radiator & 2 double glazed windows.

First Floor Landing

Loft access, radiator and doors to Bedrooms.

Bedroom One

11' 7" min extending to 21' 10" max x 10' (3.53m min extending to 6.65m max x 3.05m)

Wood flooring, radiator, 3 double glazed windows & 1 single glazed window.

En-Suite

Suite comprising low level WC, wash basin and bath with shower over. Part-tiled walls, wood flooring, extractor fan & radiator.

Bedroom Two

10' 3" x 13' 2" (3.12m x 4.01m)

Airing cupboard, fireplace, radiator & double glazed window.

Bedroom Three

8' 11" x 11' 3" (2.72m x 3.43m)

Radiator & leaded single glazed window.

Bedroom Four

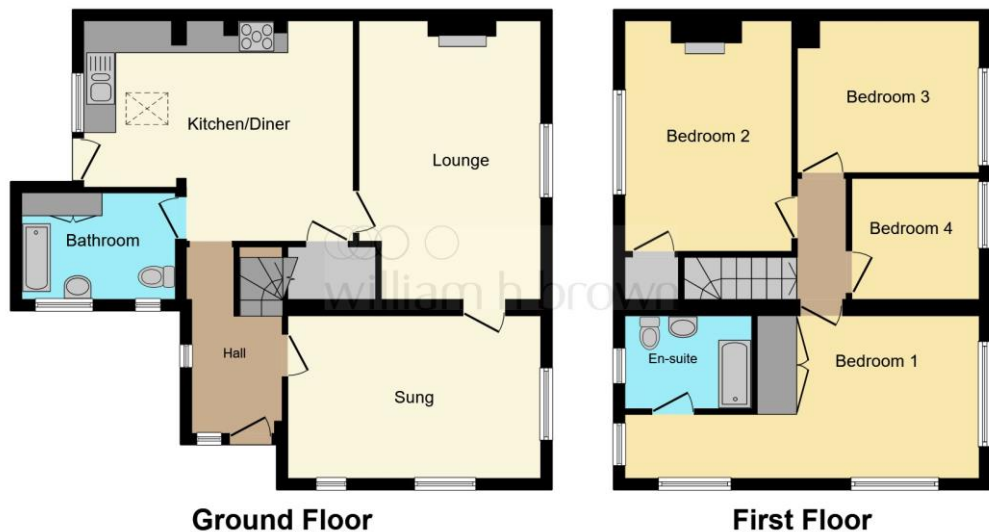
8' 1" x 8' 1" (2.46m x 2.46m)

Wood flooring, radiator & leaded single glazed window.

Outside

To the front of the property a large gravel driveway provides ample off-road parking and leads around the side to the rear of the property.

The beautiful flowing garden is planted with shrub borders and a variety of fruit trees including cherry, plum and apple. There are several timber workshops, two with electricity, and the plot measures approximately 0.31 acres (stms).



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Hall Cottages, Burgh, Norwich

- Stunning Rural Location with Field Views
- 0.31 acre (stms)
- 4 Bedrooms (Main with En-Suite)
- Kitchen/Breakfast Room + 2 Reception Rooms
- Ample Off-Road Parking, Various Timber Buildings
- Delightful Gardens Backing Fields
- Viewing Highly Recommended
- Period Features to Include Brick Floor, Fireplaces & Leaded Windows

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£485,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS108855 - 0007

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