

**Aldreds**  
Estate Agents



Tabard Cottage The Street, Catfield, NR29 5AZ

£350,000



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£350,000

# Tabard Cottage The Street

Catfield, NR29 5AZ

- Characterful Thatched Cottage
- Many Character Features
- Wood Burning Stove
- Delightful Garden
- Broadland Village Location
- Spacious Accommodation
- Oil Fired Central Heating
- Three Receptions
- Parking & Garage
- Internal Viewing Is Strongly Recommended

Aldreds are delighted to offer this attractive thatched cottage, believed to date back to the 16th century, located in the popular Broadland village of Catfield. This stunning characterful homes offers some wonderful features including Inglenook fireplaces and exposed beams. The accommodation offered includes an entrance hall, dining room, kitchen, lounge, sitting room, bathroom and two double bedrooms (with the scope to sub divide the second bedroom to provide a further third bedroom). The property offers oil fired central heating, off road parking, garage and a delightful cottage style rear garden. Early internal viewing is highly recommended as properties of this type and location rarely become available.



## Entrance Hall

Part glazed composite entrance door, rear facing window, tiled flooring, loft access, radiator, wall lighting, doorway into dining room, door giving access to garage.

## Dining Room 15'1" x 11'1" at max (4.6m x 3.4m at max)

With a window to front aspect, an impressive Inglenook fireplace with tiled hearth, exposed brick inset and timber beam, power points, two radiators, wall lighting, door giving access to;

## Kitchen 10'2" x 8'6" (3.1m x 2.6m)

Part glazed stable style door to side, side facing window, exposed ceiling beams, tiled flooring, radiator, a range of fitted Shaker style kitchen units with work surface and tiled splash back, ceramic sink drainer with mixer tap, integrated electric oven, ceramic hob, extractor and fridge, doorway giving access to;

## Sitting Room 13'8" x 6'6" (4.17m x 2m)

French doors with glazed side panels leading onto rear garden patio, tiled flooring, exposed ceiling beams, radiator, wall lighting, doors leading off.





### Utilities Cupboard

Power points, plumbing for washing machine, fitted shelving, radiator, opening to;

### Bathroom

Obscure glazed window to rear aspect, part tiled walls, white suite comprising of hand wash basin, low level w.c., panelled corner bath, tiled shower cubicle with raindrop showerhead.

### Lounge 20'4" x 15'3" at max (6.21m x 4.65m at max)

A hugely impressive room with two windows to front aspect, a stunning pamment tiled floor and Inglenook fireplace with a wood burning stove on a tiled hearth with exposed timber beam, two radiators, power points, wall lighting, television point, stairs giving access to;

### First Floor Landing

A characterful space with some restricted headroom with exposed beams, window to front aspect, wall lighting, doors leading off;

### Bedroom 1 16'4" x 12'5" at max (5m x 3.79m at max)

A delightful double aspect room with exposed beams and brick chimney breast, power points, radiator.

### Directions

From Aldreds Stalham Office proceed towards Great Yarmouth along the A149. Turn right sign posted Catfield and Ludham and proceed into the village of Catfield bearing round to the right and continuing into The Street, where the property can be found on the left hand side, located by our 'For Sale' board.



**Bedroom 2 17'11" at max x 10'5" (5.48m at max x 3.2m)**  
With two doors leading from landing with the scope to recreate two separate rooms, window to rear aspect, fitted wardrobe, power points, alcove housing pressurised hot water cylinder with immersion heater.

**Garage 15'7" x 10'1" (4.75m x 3.08m)**  
With a front facing up and over door, rear facing window, power and lighting, oil fired boiler for hot water and central heating.

**Outside**  
The property offers a spacious shingled forecourt with parking space for a number of vehicles and access to the adjoining garage. To the rear of the property is a delightful cottage style garden, beautifully stocked with a variety of shrubbery and planting, shingle paved pathways, attractive patio with pergola over with climbing plants, timber summerhouse, external water supply, lighting, uPVC oil storage tank.

**Tenure**  
Freehold.

**Services**  
Mains water, electric and drainage.

**Council Tax**  
North Norfolk District Council - Band: 'D'

**Energy Performance Certificate (EPC)**  
EPC Rating: 'E'

**Location**  
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

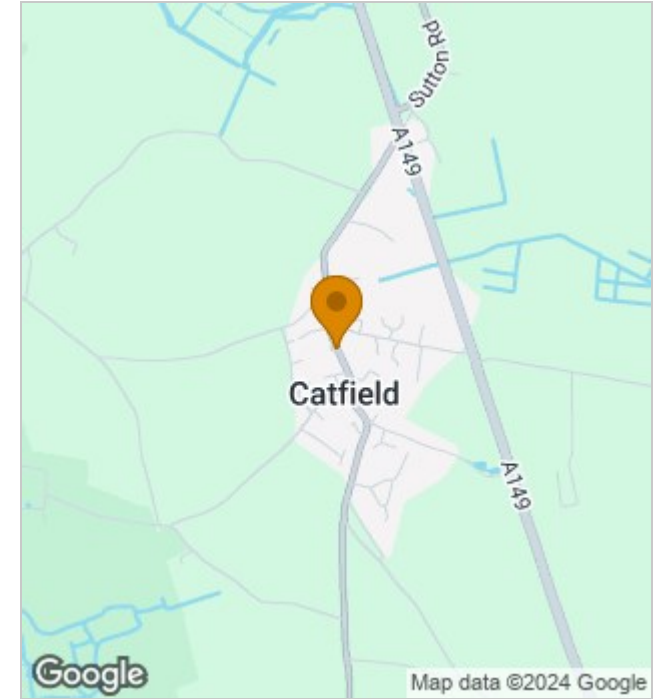
**Reference**  
PJL/S9779



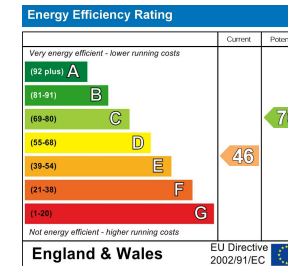
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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