



WISTARIA
STATION ROAD, ALBURGH, IP20 0BT



A charming renovated period cottage in a delightful position on the edge of the popular village of Alburgh with approximately 2 acres

The property is a charming characterful period cottage that has been updated and refurbished by the current vendors and now offers spacious and well-presented accommodation. Whilst there is an official front door, the vendors tend to use the back door that leads into a spacious boot room/rear hall. The inner rear hall runs across the back of the house. The triple aspect sitting room has French doors to the garden plus a large feature open fireplace with woodburning stove. Off the sitting room is a further reception room that the vendors currently use as a study. A door leads to the front hall. The kitchen/breakfast room, which is accessed from the front and rear halls, has been refitted by the current vendors in a range of shaker style wall and base units. There is also a cloakroom on the ground floor.

On the first floor the principal bedroom has lovely views to the front and a refitted ensuite shower room. There are two further double bedrooms, a study and a bathroom with bath and shower and a separate w.c across the landing.

The property is approached from

the road via a gravel driveway providing parking for several cars leading to the detached garage with adjacent woodstore. The gardens are a delightful feature of the property and include an array of established trees and shrubs, a pond and a summer house. There is a delightful paved patio for alfresco dining. Beyond the garden is a menage and paddock making it perfect for those with a pony and there is a stable building with two loose boxes.

LOCATION

There is a strong sense of community between the villages of Alburgh and Denton and between them they offer a wide variety of different clubs and societies including the popular Grain Brewery. The Alburgh with Denton primary school which incorporates a pre-school is very well regarded and it's a short drive to shops and services to the market town of Harleston (4 miles).

SERVICES

Oil fired central heating. Mains water and electric. Drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council & Tax Band D



3



3



2



2
acres



13
miles



EPC

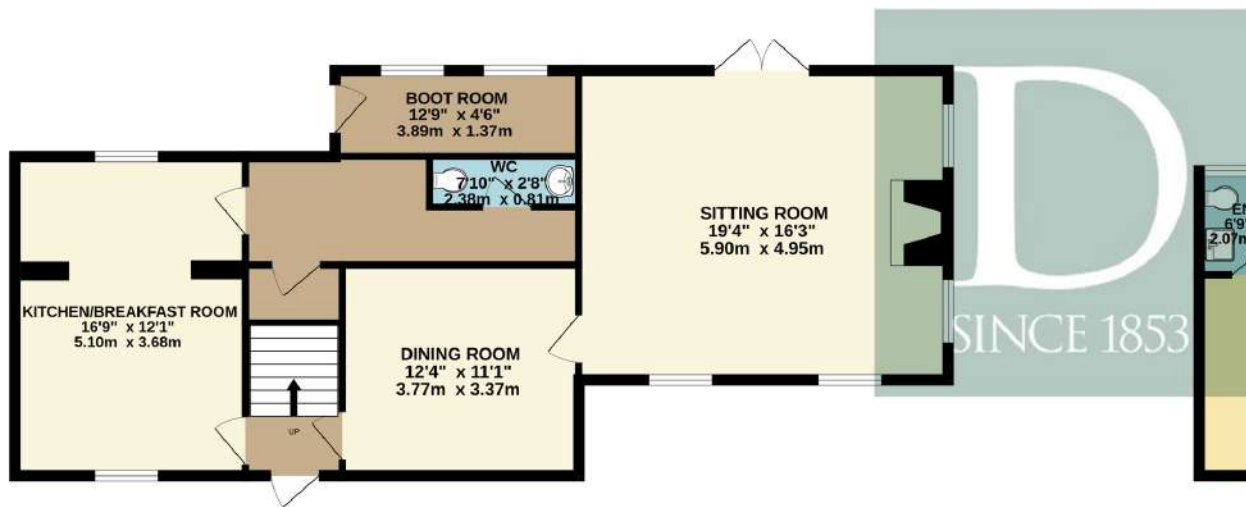




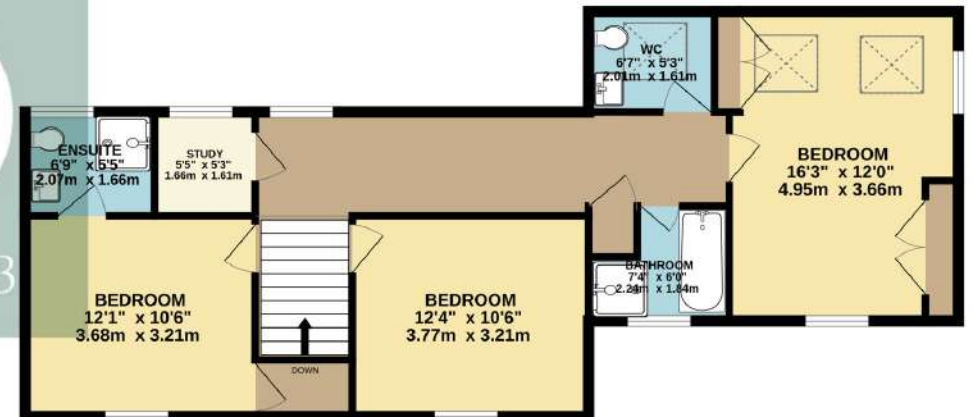




GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

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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DURRANTS

SINCE 1853

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