



Kirstead Green, Kirstead, Norwich, NR15 1EA

welcome to

Kirstead Green, Kirstead, Norwich

A DELIGHTFUL, PRETTY DETACHED PERIOD COTTAGE with open views to rear creating a unique Hamlet style village on a quiet no through road. The property is being sold with the added benefit of NO ONWARD CHAIN! ** Viewings are highly recommended to fully appreciate this fantastic cottage!! **



Entrance Porch
Reception Hallway

15' 7" x 10' 6" (4.75m x 3.20m)

Fitted woodburner and window to front aspect.

Lounge

17' 3" x 10' (5.26m x 3.05m)

Windows to front & rear aspects.

Snug

12' 11" x 11' (3.94m x 3.35m)

Doors to garden.

Kitchen

13' 1" x 7' 10" (3.99m x 2.39m)

Fitted range of kitchen units, exposed beams, built in hob & oven and inset stainless steel sink unit.

Dining Room

8' 11" x 7' 2" (2.72m x 2.18m)

Tiled floor, double aspect with windows to rear and side.

Garden Room/ Family Room

14' 3" x 7' 1" (4.34m x 2.16m)

Double height windows to front aspect, radiator and tiled flooring.

Rear Lobby

14' 3" x 7' 1" (4.34m x 2.16m)

Oil fired boiler for heating & hot water and door to garden.

Cloakroom

Wash hand basin, wc and plumbing for washing machine.

First Floor Landing

Bedroom One

11' x 7' 11" (3.35m x 2.41m)

Windows to front aspect and built in wardrobe.

Bedroom Two

10' 11" x 6' 10" (3.33m x 2.08m)

Window to rear aspect and access to roof space.

Bedroom Three

9' 9" x 9' 7" (2.97m x 2.92m)

Exposed beams and window to rear aspect.

Bathroom

Paneled bath, wash hand basin, wc, extractor fan and tiled splashbacks.

Exterior

The property has driveway parking to front for two/ three vehicles.

To the front, there is a mainly paved front garden with mature shrub beds & borders and part enclosed by fencing offering a high level of privacy with no property in front of Pear Tree Cottage.

There is a low maintenance, paved rear garden with mature shrub beds & bordered backing and overlooking views of countryside.



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welcome to

Kirstead Green, Kirstead, Norwich

- Stunning three bedroom detached cottage
- Private location in a secluded no through road
- South city Hamlet style village
- Rolling open fields to rear
- Highly flexible & spacious

Tenure: Freehold EPC Rating: E

offers in excess of

£410,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141813 - 0005

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