



SANDWADE | MERE ROAD STOW BEDON | ATTLEBOROUGH | NORFOLK | NR17 1HP

HAMMOND
STRATFORD 

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A substantial property boasting a plot size approaching 0.5 acres, with almost 2,100 sq/ft. of extended and charming accommodation - an ideal country retreat!

KEY FEATURES

Extended cottage, of part-period construction, set within a generous plot size approaching 0.5 acres

Sold with no onward chain!

Versatile living space within adaptable accommodation of almost 2,100 sq/ft.

Perfect fusion of character features including beams, with modern conveniences such as solar panels

3 bedrooms offering spacious retreats with wonderful views; main with dressing area and en-suite

Contemporary kitchen equipped with solid worktops, Neff double oven and integrated appliances

2 reception rooms with wood burners and exposed beams, plus further lounge with garden access

Ground floor WC, first floor bathroom with 4-piece suite and an en-suite to the main bedroom

Providing a car port and extensive driveway suitable for multiple vehicles

Situated in an idyllic village, offering a tranquil lifestyle, bordered by a nature reserve





SUMMARY Set amidst the serene backdrop of an idyllic village, this enchanting residence presents a blend of period charm and modern comforts.

The home offers spacious and versatile accommodation, highlighted by the extended living areas that cater to both relaxation and entertaining. The impressive rear extension forms the social hub of the cottage and is bathed in natural light due to the bi-folding doors that provide access to the south-facing rear terrace. Transitioning from this inviting reception area, is the kitchen/diner that provides cabinets paired with solid worktops that contrast beautifully against the deeper tones of the flooring. Contemporary amenities include the integrated appliances such as the Neff oven. This harmonious blend of functionality and style epitomises modern living within this well-designed space.

Located to the front of the property are two further reception rooms, both benefitting from twin windows affording views over the carriage drive, a central exposed ceiling beam, plus wood burners – the ideal place to relax! The 23'7 main bedroom is accessed via a concealed door within the snug and benefits from a dressing area with built-in storage and an en-suite shower room. This space could also provide the ideal guest bedroom.

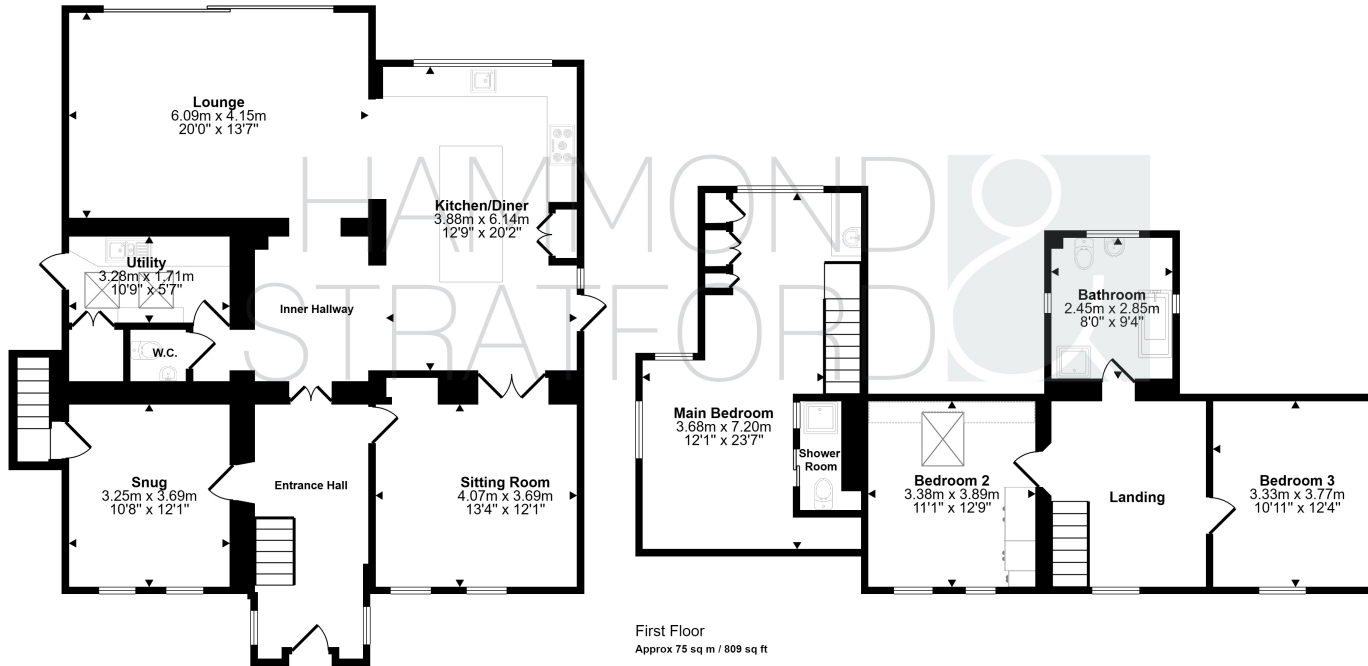
OUTSIDE Occupying a substantial plot of nearly half an acre, the property promises an exceptional connection with nature, being adjacent to a County Wildlife Site, home to a huge diversity of birds, insects and plants. With visits from roe deer, muntjac, pheasants, swans and buzzards, this is a wonderful opportunity to live in a tranquil setting, with nature surrounding you.

The property continues to impress with a carport and generous parking area, catering to the modern need for space and convenience. Nestled within a generous plot approaching 0.5 acres, this enchanting property boasts meticulously landscaped gardens that are a haven of tranquillity. The vibrant, well-maintained lawns are flanked by mature trees and seasonal blooms, promising a serene outdoor experience. The expansive grounds provide ample space for al fresco dining and entertainment.

DIRECTIONS From Attleborough follow the B1077 through Great Ellingham and Rocklands. At the sharp bend follow the road round to the right and proceed through Caston onto Stow Bedon Road. Turn left onto Mere Road where the property can be found on the right-hand side. What 3 words [///gasping.frog.durations](http://gasping.frog.durations)



Approx Gross Internal Area
195 sq m / 2099 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

TENURE

Freehold

LOCAL AUTHORITY

Breckland District Council

COUNCIL TAX BAND

E

VIEWING ARRANGEMENTS

Viewings by appointment only.

Please contact us on the details below to arrange a viewing.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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