



FREEHOLD

House - Semi-Detached

DRAGONFLY COTTAGE, GENTLEMANS WALK, LANGLEY

£425,000

FEATURES

- Semi Detached
- One Third of an Acre (STS)
- Three Bedrooms
- Kitchen/Diner
- Ample Parking
- Character Cottage
- Sought After Village
- Two Baths
- Utility Room
- Field Views



3 Bedroom House - Semi-Detached located in Langley

Description

Set in the rolling countryside within the sought after village of Langley is this period cottage that dates back to 1880. The current owners have improved and extended the property over the years to what is now a magnificent family home that oozes charm and character, set in a generous plot approaching one third of an acre (STS). The property is located to the South East of Norwich City approximately 13 miles away and on the South of the River Yare, ideally located for the well regarded Langley School. The property is beautifully presented throughout and offers generous accommodation. The ground floor comprises entrance porch, kitchen/dining room, inner lobby that leads to the utility room and downstairs shower room as well as the sitting room. Upstairs are three double bedrooms and a separate family bathroom. The kitchen is fitted with bespoke units which are fitting with the age of the property and the sitting room has a wood burner as well as latch and brace doors to name just a few of the character features throughout. Externally the grounds are generous and although they are mainly laid to lawn there is a sizeable patio that surrounds the house and outbuildings in the form of a wood shed, storage space and an old pig shed. There are views over open farmland and there is ample parking on the driveway for several vehicles.

Entrance Porch

Windows to both sides and door to:

Kitchen/Dining Room

22'9" x 15'4"

Fitted with a range of base and wall units, central island, wooden effect

flooring, inset sink, built in oven and space for dishwasher, exposed brick wall, windows to front and side and double doors to the rear.

Inner Lobby

Wooden effect flooring, two storage cupboard, doors to sitting room and utility room and stairs to the first floor.

Utility Area

Inset storage and spaces for washing machine and tumble dryer, door to front and door to:

Shower Room

Built in shower with Herringbone feature tiled wall, low level W.C and sink in vanity unity. Tiled flooring and storage.

Sitting Room

14'4" x 13'5"

Wood burner in brick surround fireplace, window to the rear and door to the rear.

FIRST FLOOR

Landing

Window to rear, storage cupboards and doors to:

Bedroom

14' x 12'8"

Inset storage units and window to the rear.

Bedroom

15' x 8'

Window to side overlooking fields.

Bedroom

15' x 14'5"

With built in wardrobes and windows to side and rear.

External

The rear gardens are mainly laid to lawn. There is a large patio area that surrounds the home and there are out buildings including a wood shed/workshop and an old pig shed. There are far reaching field views and the plot in total measures approximately 1/3 of an acre. There is a brick wall to the side of the home and the gardens are bursting with colour from the numerous flowers, plants and shrubs. There is a shingle driveway to the front which provides off road parking for several vehicles.





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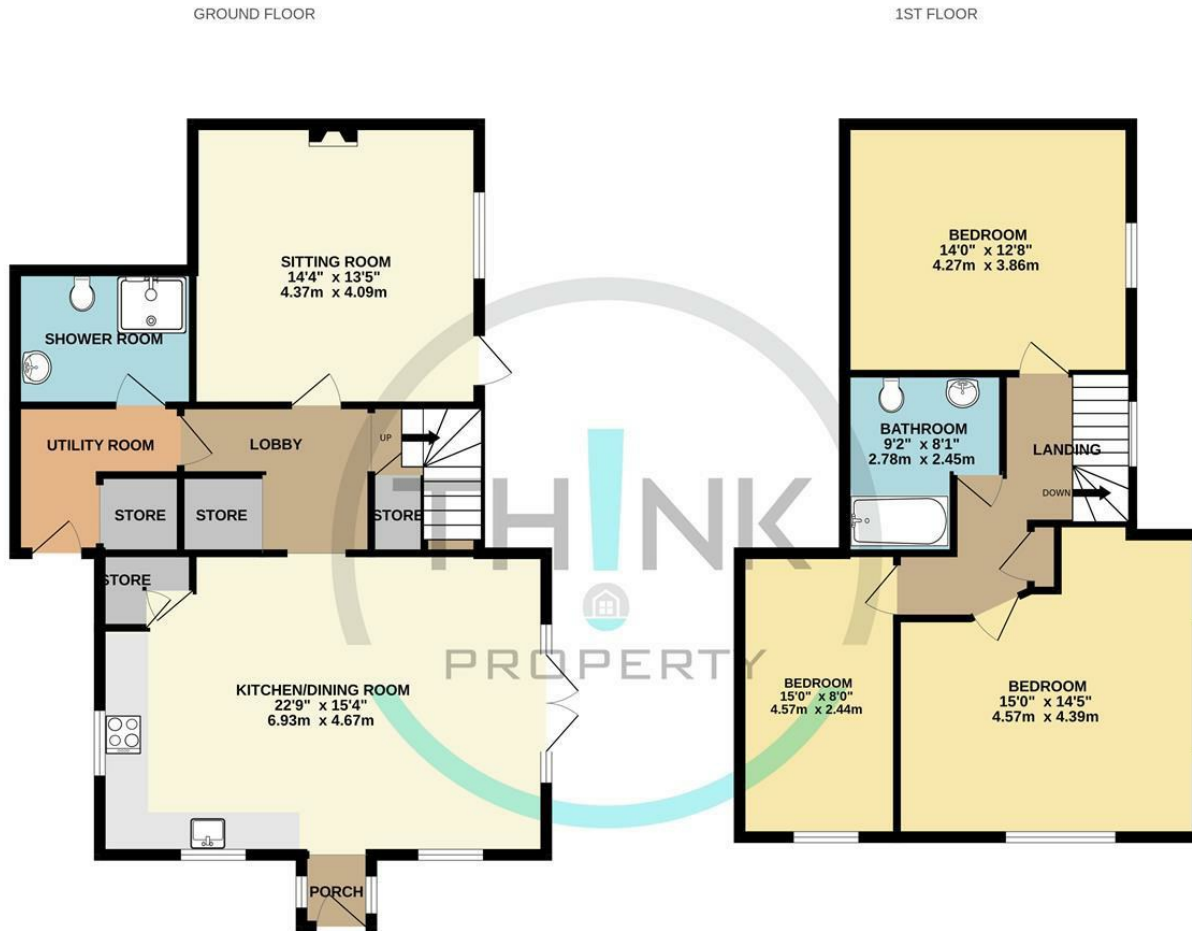


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

