

**Aldreds**  
Estate Agents



Thompsons Cottage The Street, Catfield, NR29 5AZ

£150,000





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# Thompsons Cottage The Street

Catfield, Great Yarmouth, NR29 5AZ

- Semi Detached Cottage
- Generous Garden
- Popular Broadland Location
- Offered With No Onward Chain
- Two Bedrooms
- Outbuilding
- Lots Of Potential To Improve

Aldreds are pleased to offer this attractive two bedroom semi detached cottage, now in need of refurbishment and updating. This well positioned property offers lots of potential for those looking for a project property with lots of character in a great Broadland location.

The accommodation offered includes a lounge, kitchen, ground floor bathroom, porch and two first floor bedrooms (second off of first). The property offers uPVC sealed unit double glazed windows, a useful outbuilding and a generous rear garden. Offered with no onward chain.



**Lounge 15'5" reducing to 12'11" x 13'3" (4.71m reducing to 3.95m x 4.05m)**

Part glazed entrance door, window to front aspect, brick built fireplace surround with a pamment tiled hearth, power points, telephone point, stairs to first floor with under stair cupboard, doorway giving access to;

**Kitchen 17'0" at max x 5'11" (5.19m at max x 1.82m)**

Two rear facing windows, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, power points, electric cooker point, stainless steel chimney extractor, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

**Bathroom**

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin, panelled bath with shower over, ventilation.

**Rear Porch 7'6" x 5'8" (2.3m x 1.73m)**

Windows to side and rear aspects, part glazed door to garden.





## First Floor

### Bedroom 1 13'4" x 7'8" (4.07m x 2.36m)

Window to front aspect, power points, doorway giving access to;

### Bedroom 2 13'3" x 7'4" (4.06m x 2.25m)

Window to front aspect, power points.

## Outside

The property occupies a pleasant position situated back from the road with a useful outbuilding to the front and a lawned garden with close panel fencing and low level brick and flint wall surround. A particular feature of the property is a generous rear garden. The garden is laid to lawn with a large patio area, with attractive brick and flint walls and close board panel fencing to boundaries and a timber garden store.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## 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 right hand side, located by our 'For Sale' board.



## Council Tax

North Norfolk District Council - Band: 'B'

## Location

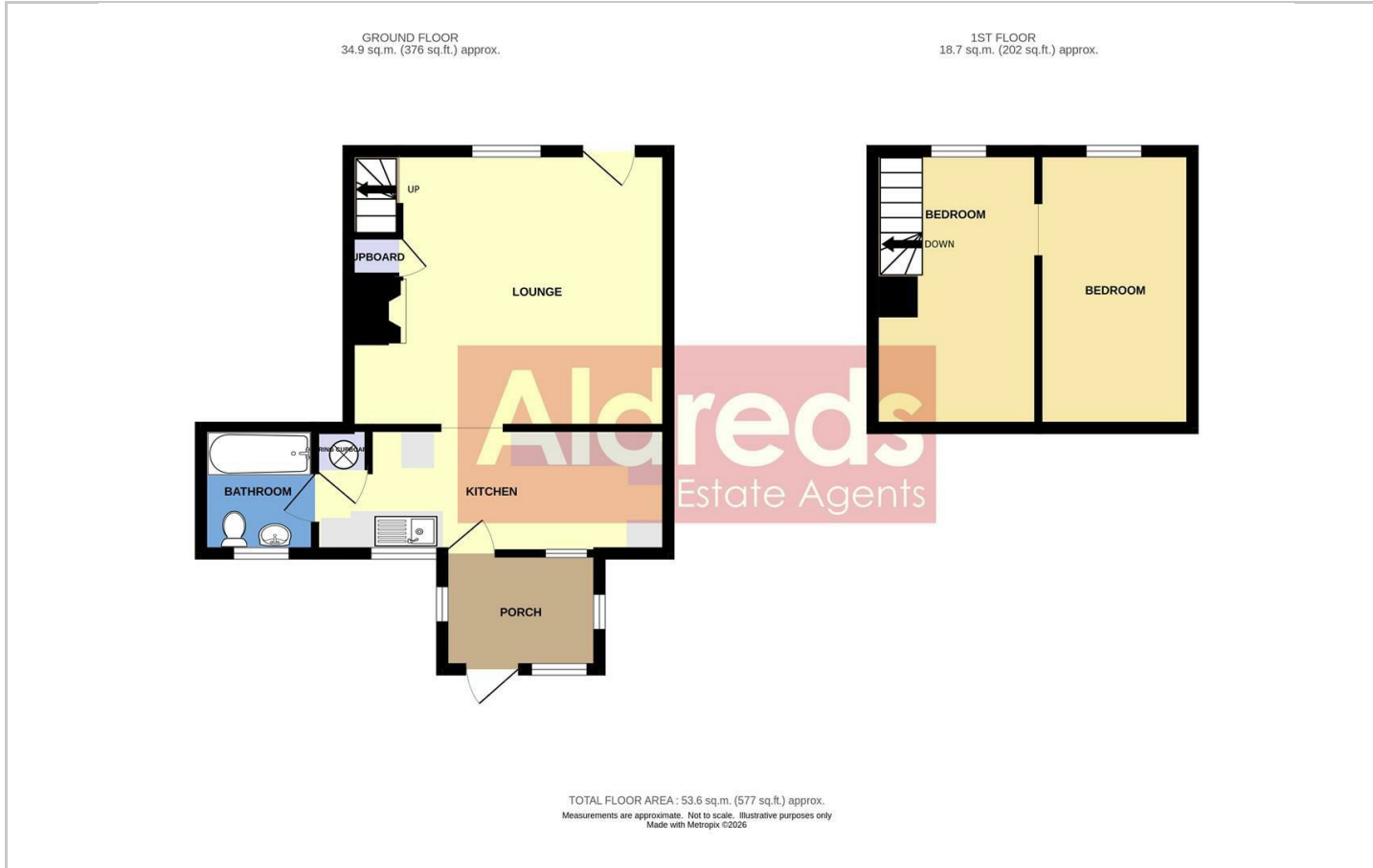
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby 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

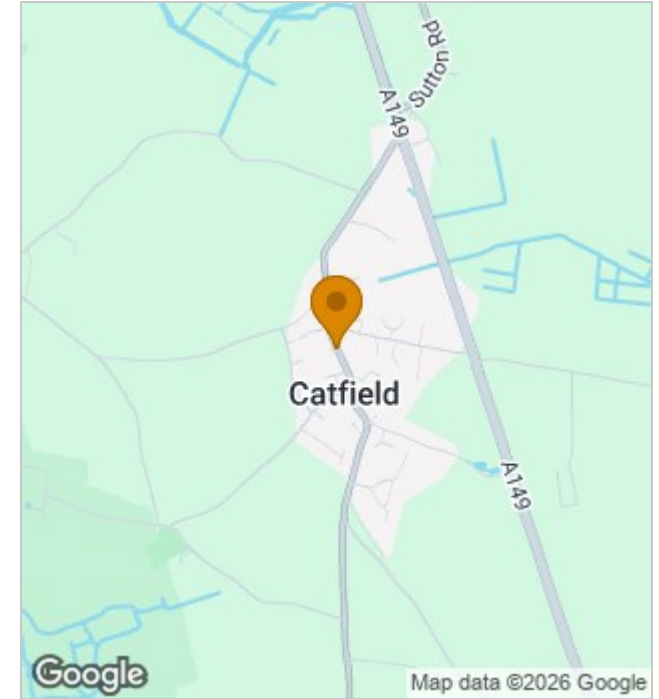
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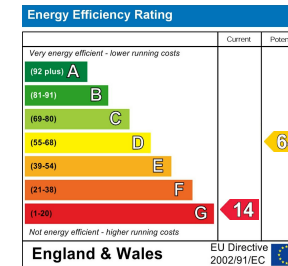
## Floor Plans



## 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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