

THE COTTAGE

CRINOLINE LANE, EAST TUDDENHAM.
NR20 3NG

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A charming period cottage set in 0.28 acre in need of modernisation in a delightful rural setting.

A47 2.4 Miles | Dereham 7.3 Miles | Wymondham 7.9 Miles | Norwich 11 Miles | Norwich Airport 11.4 Miles
(All distances approximate)

The property a charming period home which was originally a pair of cottages. It is located in a delightful rural position at the end of a small country lane and benefits from country views. The property is offered with no forward chain and now offers enormous potential to update



























and modernise.

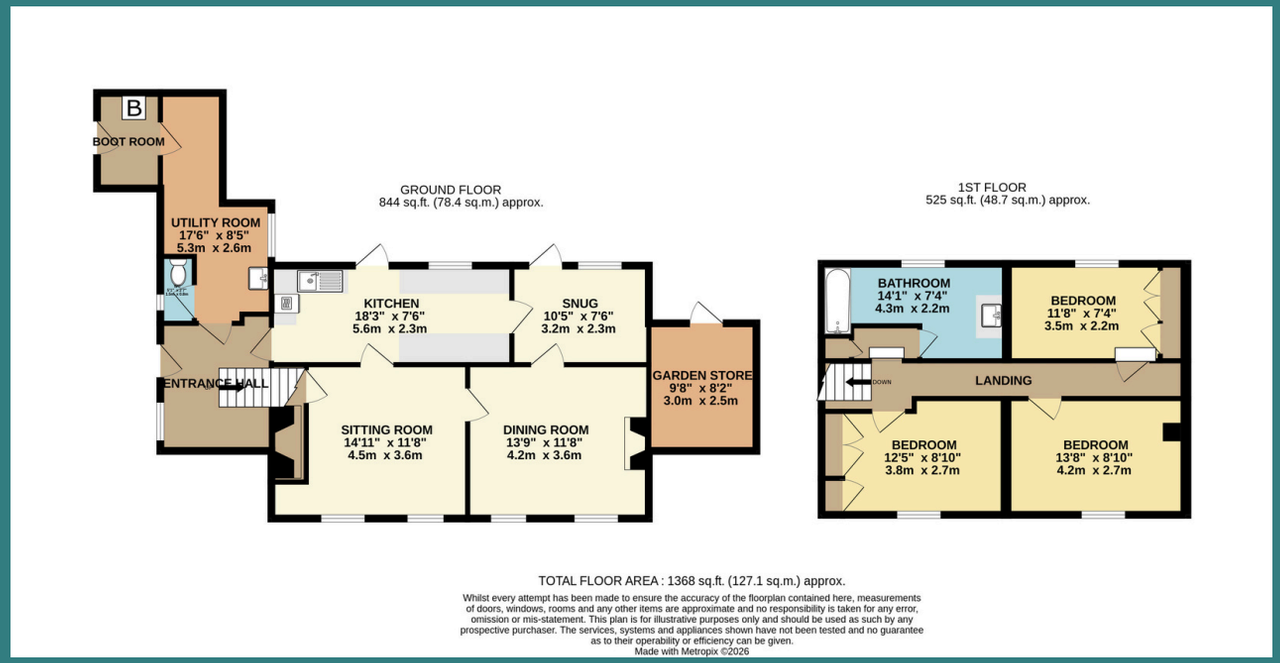
The front door opens to a vaulted entrance hall with stairs to the first floor. A door to the side leads to an excellent utility area with cloakroom and a further boot room with access to the drive. There is a kitchen to the rear with door to the rear garden. It is fitted with a comprehensive range of base units. Off the kitchen is a charming snug that could be used as a breakfast room. This opens to the dining room with feature fireplace. A door opens to the sitting room with tiled floor and feature fireplace and this room connects back to the kitchen. On the first floor are three double bedrooms, each with fitted wardrobes. There is a bathroom but no w.c.

There is a gravel drive to the front and a detached garage. The gardens are a superb feature of the property and well-stocked with a wide array of shrubs and trees. There is excellent form but they are currently in need of attention to bring them back to their best.

Services - Mains electricity and water. Gas fired central heating. Private drainage (not tested for compliance). (Please note none of the services have been tested by Waveney and Broads)

Location and Viewings - What3Words: ///servers.toddler.bloom - Strictly by prior appointment with Waveney and Broads on 01603 575779.

Agent's Note - It is believed the property is part clay lump construction and all buyers will need to make their own enquiries to their lender as to lending criteria.



Waveney & Broads
ESTATE AGENTS

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