

Ben Allman  
Estate & Letting Agents



8 George Hill

, Old Catton, NR6 7DE

Guide price £230,000



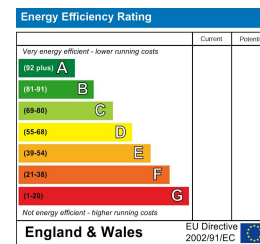
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- Great Access To The City Centre
- Packed With An Abundance Of Character And Original Features
- Four-Piece Bathroom With Shower And A Jacuzzi Bath
- Cosy Sitting Room With Inglenook Fireplace And Wood-Burning Stove
- Double Glazed
- Three Storey Period Cottage
- Two Generous Bedrooms
- Courtyard Garden With Improved Outbuilding Which Serves As A Utility Room
- Modern Kitchen
- EPC Rating - D



A Beautifully Presented, Character-Filled Cottage Dating Back To The 19th Century.

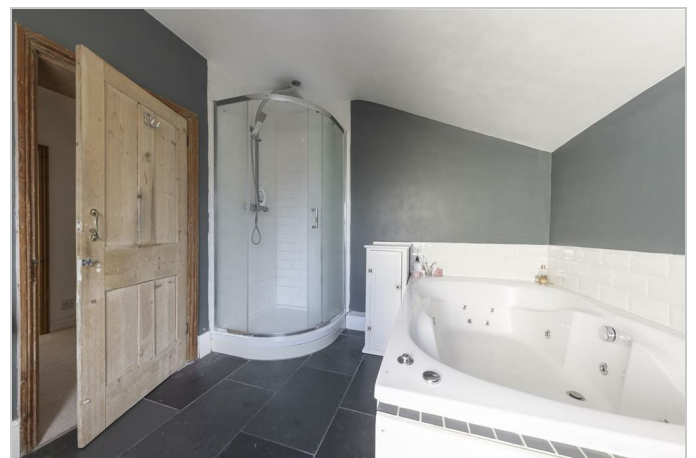
Nestled within a former textile mill, this delightful two double-bedroom, three-storey period cottage perfectly blends historic charm with modern comforts. Packed with character, the property boasts an array of stunning features, including exposed beams, wooden flooring, and a cosy inglenook fireplace with a wood-burning stove.

The inviting sitting room is the heart of the home, with its wood-burning stove set in a beautiful fireplace, ideal for cosy evenings. A modern and well-appointed kitchen completes this level.

Discover a generously sized double bedroom and a luxurious four-piece family bathroom, complete with a relaxing jacuzzi bath.

The top floor provides a spacious and light-filled master bedroom with independent staircase and oak flooring.

Step outside to enjoy a charming paved courtyard, and a brick-built outbuilding that functions as a utility room.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2B Sprowston Road, Norwich, Norfolk, NR3 4QN  
 Tel: 01603 555577 Email: enquiries@baela.co.uk www.baela.co.uk