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2 Osborne Cottages, Surlingham, Norfolk, NR14 7DA

A well-presented terraced property, thoughtfully modernised by the current owners to create a spacious and versatile family home. Ideally situated in the heart of the idyllic riverside village of Surlingham, the property enjoys a peaceful rural setting within a meandering bend of the River Yare, whilst remaining within easy commuting distance of the historic city of Norwich.

Surrounded by beautiful countryside and waterways, Surlingham is a particularly appealing location for those who enjoy an active outdoor lifestyle. The village is home to several wildlife reserves and provides excellent opportunities for walking and cycling, with access to the renowned Wherryman’s Way. The waterways of the Norfolk Broads are also close at hand, offering opportunities for boating and waterside recreation, or simply relaxing along the grassy banks and watching the boats pass by from the local sailing club.

The property is approached via a hardstanding driveway, providing useful off-road parking. To the rear is a neatly maintained garden, combining lawn, gravel and paved areas to create an attractive and versatile outdoor space, ideal for entertaining or relaxing with family and friends. A timber shed provides additional storage.

Internally, the property is well presented throughout. An enclosed porch leads into a generous family lounge featuring an attractive fireplace, which flows through to an adjoining dining room. To the rear is a fitted kitchen. To the first floor are two bedrooms and a family bathroom, with one of the bedrooms benefiting from built-in storage. A further bedroom is located on the second floor, providing valuable additional and flexible accommodation.

Surlingham offers a wonderful balance of peaceful rural village living and convenient access to Norwich. Local amenities include a primary school, public houses, farm shop and patisserie, whilst a post office and village store can be found in the neighbouring village of Rockland St Mary. The surrounding countryside, waterways and abundant wildlife of the Norfolk Broads provide an enviable setting for walking, cycling and other outdoor pursuits. Norwich city centre is approximately eight miles away, with convenient access to the Southern Bypass and Northern Distributor Road providing excellent connections around the city and to the wider region.



Terraced



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band B

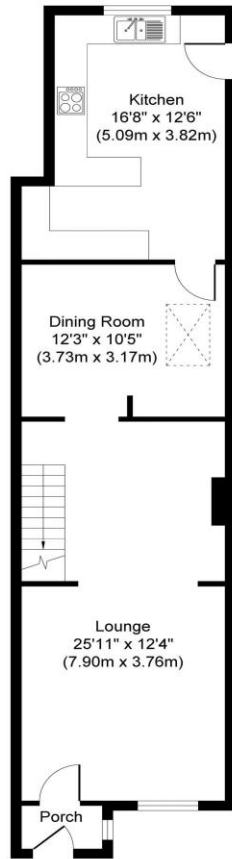


Off-Road
Parking

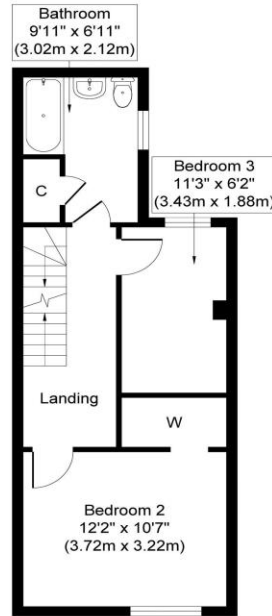


No
Garage

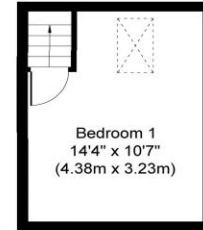




Ground Floor
Approximate Floor Area
655 sq. ft
(60.83 sq. m)



First Floor
Approximate Floor Area
391 sq. ft
(36.31 sq. m)



Second Floor
Approximate Floor Area
152 sq. ft
(14.14 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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