

FREEHOLD



House - Detached

# ROSE COTTAGE CHURCH ROAD, FRETtenham, NORWICH, NR12 7NN

Price Guide

£350,000

## FEATURES

- £350,000 - £375,000
- TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM
- STUNNING DETACHED FORMER BLACKSMITHS COTTAGE
- BLEND OF MODERN STYLE & CHARACTER FEATURES
- TWO DOUBLE BEDROOMS



# 2 Bedroom House - Detached located in Norwich

**\*\* £350,000 - £375,000 \*\*** Located on Church Road in the charming village of Frettenham, this delightful two-bedroom detached cottage, once a blacksmith's abode, offers a unique blend of character and modern living. The property has been thoughtfully modernised throughout, ensuring a comfortable and inviting atmosphere.

Upon entering, you are greeted by a welcoming entrance lobby that leads into a spacious lounge, complete with an open fire, perfect for cosy evenings. Adjacent to the lounge is a dining room featuring a wood burner, creating an ideal space for entertaining family and friends. The well-appointed kitchen, along with a convenient rear lobby and a bathroom, completes the ground floor layout.

The first floor boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The cottage is further enhanced by shingle parking available for multiple vehicles, ensuring convenience for you and your guests.

Outside, the property features an enclosed garden to the rear and side, predominantly laid to lawn, offering a serene outdoor space to enjoy the stunning field views that surround the

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**Council Tax Band**  
**B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

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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