

THE COTTAGE, STATION FARM

Station Road, Eccles, Norwich, Norfolk, NR16 2JG

HAMMOND & STRATFORD

FOR SALE

Guide £325,000 - £375,000

"Charming detached cottage, boasting beautifully presented accommodation, traditional features and off-road parking - offered with No Onward Chain!"

THE FEATURES

- ✓ Guide Price £325,000 - £375,000
- ✓ Beautifully presented detached cottage in a village location, offered with No Onward Chain
- ✓ Sympathetically updated and improved, featuring exposed beams, brickwork and impressive fireplaces
- ✓ Extended 20'2 kitchen/diner featuring a butler sink, garden access and adjacent utility
- ✓ 14'6 lounge to the front of the property, with a feature fireplace to the centre and porch access
- ✓ Enviable first floor main bedroom boasting character features and fireplace to the centre
- ✓ First floor bedroom 2 and ground floor bedroom 3 for added versatility
- ✓ Modern shower room completing the first floor, oil fired central heating and double glazing
- ✓ Off-road parking for multiple vehicles and detached double garage with workspace potential (STPP)
- ✓ Low maintenance courtyard style rear garden with seating area and feature well













THE PROPERTY

A welcoming porch leads into the spacious 14'6 lounge, where exposed beams and a central brick fireplace with woodburning stove set the tone for this character-rich home. At the rear, the extended 20'2 kitchen/diner is a true heart of the home - complete with a butler sink and garden access - with a separate utility adjoining.

A flexible 3rd bedroom sits on the ground floor, ideal as a study or snug. Upstairs, 2 charming bedrooms include a spectacular main with vaulted ceiling and feature fireplace, plus a modern shower room.

Thoughtfully updated, blending history and comfort with modern practicality, the home boasts original features throughout while offering a layout suited to both relaxed family life and stylish entertaining - a perfect match for those seeking character without compromise.

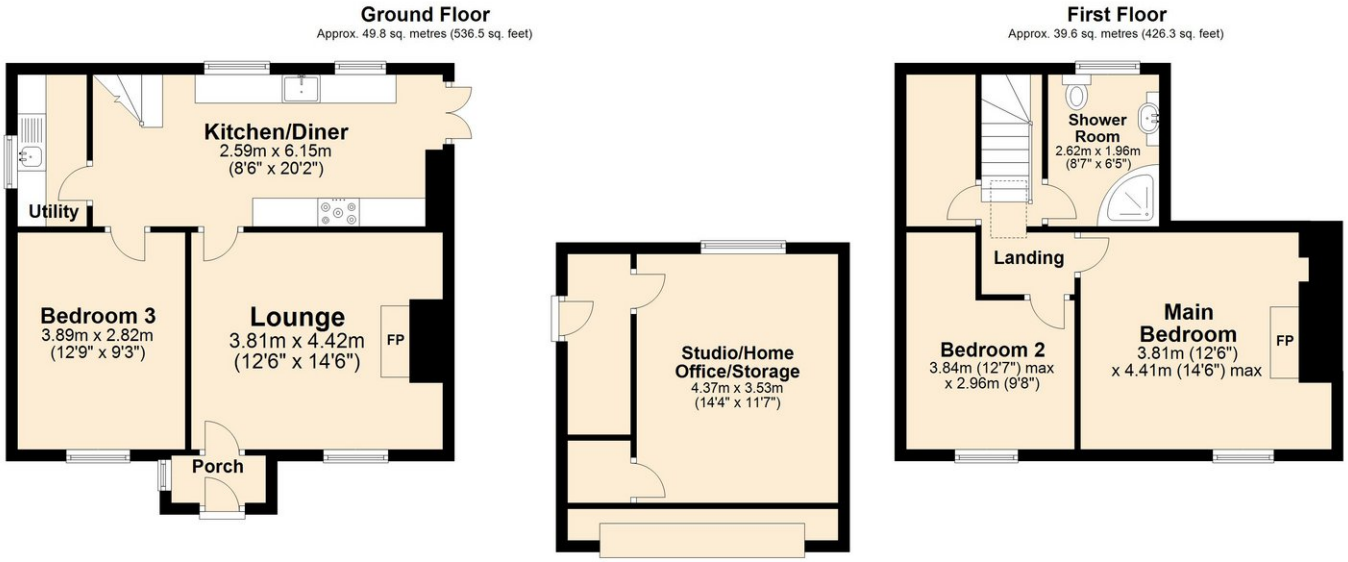
THE OUTSIDE

To the front, a generous lawned garden, housing the septic tank, is bordered by a traditional brick wall and sets a picturesque tone, with countryside views and a raised seating area ideal for enjoying the peaceful surroundings. To the side, a shingled driveway provides ample off-road parking for multiple vehicles, with a utility pole on the boundary, leading to a double garage offering excellent workspace potential (STPP).

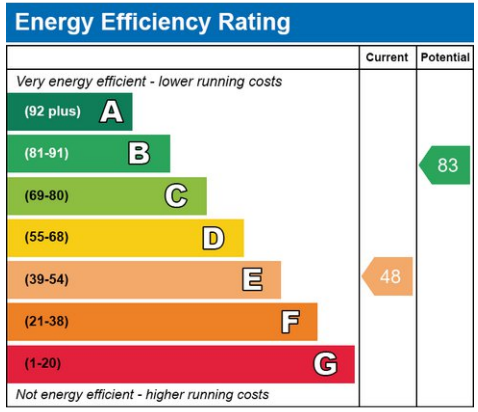
A shingle area between the house and garage leads through to the oil tank and wooden gate to the garden. The rear garden is a private courtyard-style space with access from the kitchen/diner, perfect for entertaining. A charming feature well offers a nod to the home's rural history and adds to the garden's timeless appeal.

THE AREA

Eccles is a charming Norfolk village offering the perfect blend of rural tranquillity and excellent connectivity. Ideally situated with easy access to the A11, it provides swift road links to Norwich, Cambridge and beyond. The nearby train station also offers direct services to both Norwich and Cambridge, making it an ideal location for commuters. The popular market town of Attleborough is situated around 5 miles away, providing a wide range of amenities including primary and secondary schools, supermarkets, doctor's surgery and various bus routes. Surrounded by picturesque countryside, Eccles allows residents to enjoy scenic walks and a peaceful village atmosphere, offering a desirable location for those seeking a balance between countryside living and convenient transport links.



Total area: approx. 89.4 sq. metres (962.8 sq. feet)



DIRECTIONS

Head out of Attleborough on the A11, heading towards Snetterton. Take the slip road toward Eccles and turn left onto Hargham Road. Follow the road and turn left onto Station Road, heading over the railway crossing. The property can be found on the left-hand side, overlooking fields to the front.

AGENTS NOTE

Please be advised there is ongoing development in the area. We have been advised by the Seller that the septic tank does not conform to current regulations. There is a tenant in situ at the property, we have been advised that they will vacate to facilitate a completion. Please be advised we are yet to see documentation confirming that the extension and garage conversion comply to building regulations.

TENURE	Freehold
LOCAL AUTHORITY	Breckland District
COUNCIL TAX BAND	C

IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

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