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The Cottage, 1 Brook Street, Buxton, Norfolk, NR10 5AB

A well-presented period home, offered with no onward chain, situated in the picturesque riverside village of Buxton, separated from neighbouring Lamas by the gently winding River Bure at the charming Buxton Water Mill. The property enjoys convenient access to local amenities including a village pre-school and primary school, village store, and fish and chip shop, all contributing to the area's welcoming community atmosphere.

Positioned just off the road, the home offers easy access to the scenic countryside and the River Bure. To the rear, a low-maintenance courtyard garden provides a peaceful outdoor setting ideal for relaxation or entertaining, while a useful brick-built storage outbuilding adds further practicality.

Internally, the property is well presented throughout. An entrance hallway leads to a versatile third bedroom or study, along with a comfortable family lounge featuring a characterful fireplace. From the lounge, the accommodation flows into an open-plan kitchen and dining room, creating a sociable space for everyday living. Upstairs, two further bedrooms and a family bathroom complete the accommodation.

The location is further enhanced by its proximity to Wroxham, offering riverside dining, independent shops, and boat hire, while the popular market town of Aylsham lies approximately four miles to the north-west. The Norfolk coastline and the historic city of Norwich are both within a comfortable thirty-minute drive, providing an ideal balance of village charm, countryside living, and modern convenience.



End Terrace



House



Older



1 Bathroom



1/2 Receptions



2/3 Bedrooms



Tax Band B

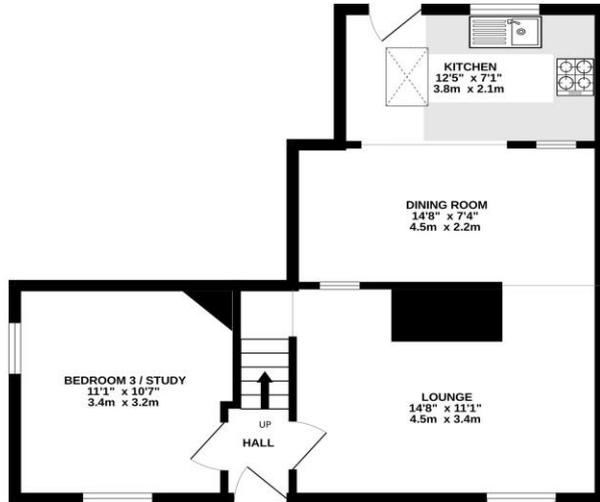


Street
Parking

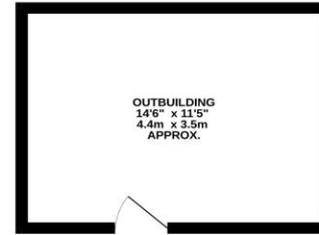


No
Garage

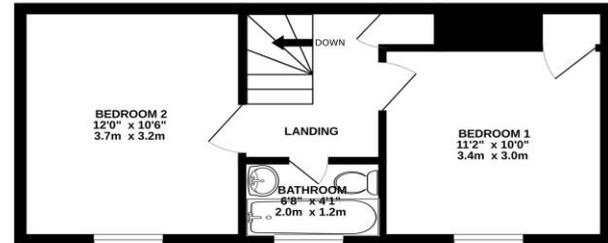




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



OUTBUILDING
166 sq.ft. (15.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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