



**Rose Cottage Long Lane, Ingham Norwich NR12 0TG**



**welcome to**

**Rose Cottage Long Lane, Ingham Norwich**

Charming 2-bedroom Character Cottage offers off-road parking and a mature cottage style garden with log store and entertaining space.



**Nestled in the heart of the quaint village of Ingham, this delightful 2-bedroom character cottage effortlessly combines period charm with modern comfort. The property boasts a warm red brick facade, traditional tiled roof and welcoming yellow front door framed. The property comprises a spacious living room with inglenook style fireplace and woodburner. A small hallway space with doors leading off to modern shower room and kitchen/diner space. Upstairs, there are two bedrooms and small landing space. Outside the cottage benefits from off road parking and a mature cottage style garden with patio area for entertaining. This home would be perfectly suited to first time buyers, downsizers or those looking for a peaceful retreat.**

**Viewings are highly recommended to avoid missing out on this little Gem.**

### Lounge

13' 9" x 11' 6" Max ( 4.19m x 3.51m Max )  
Window to the front aspect, wood burner, understairs storage cupboard, 2 radiators, electric box and ceiling beams and vinyl flooring.

### Kitchen

10' 7" x 10' 6" ( 3.23m x 3.20m )  
Fitted kitchen with range of wall and base units with wooden work surfaces over, inset sink and drainer, washing machine, cooker, oil boiler, radiator and window to the rear aspect.

### Bedroom One

13' 8" x 6' 8" ( 4.17m x 2.03m )  
Access to the loft space, ceiling light, beams, radiator, 2 windows to the front aspect, vinyl wooden flooring.

### Bedroom Two

10' 9" x 6' 8" ( 3.28m x 2.03m )  
Chimney breast, velux window, window to the rear aspect, radiator and vinyl wood flooring.

### Bathroom

Suite comprising shower cubicle with sliding door, hand wash basin and WC, radiator and tiled flooring.

### Exterior

To the front of the property is fenced garden with pathway and gate, Parking is at the rear of the property for 2 cars with a fence and gate, mainly laid to lawn, patio, oil tank, garden shed, log store and electric point.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [williamhbrown.co.uk/Property/NWS108487](http://williamhbrown.co.uk/Property/NWS108487)



welcome to

## Rose Cottage Long Lane, Ingham Norwich

- Two bedroom quaint cottage
- Character features
- Lounge with Woodburning Stove
- Well Presented Throughout
- Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWS108487](http://williamhbrown.co.uk/Property/NWS108487)



Property Ref:  
NWS108487 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01692 581034**



[stalham@williamhbrown.co.uk](mailto:stalham@williamhbrown.co.uk)



52 High Street, Stalham, NORWICH, Norfolk,  
NR12 9AS



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**