

FREEHOLD



Cottage

WOODROW COTTAGE BRANDS LANE, FELTHORPE, NR10 4EA

Price Guide

£270,000

FEATURES

- £275,000 - £285,000
- Two Reception Rooms
- Exposed Brick Walls & Wood Beams
- Conservatory
- Beautiful Semi Detached Period Cottage
- Two Double Bedrooms
- Period Fireplaces & Wood Burner
- Driveway For Multiple Vehicles



2 Bedroom Cottage located in Felthorpe

Porch

19'2" x 4'5"

Tiled flooring, radiator, door to lounge.

Lounge

15'7" x 12'0"

Fitted carpet, radiator, exposed brick wall, exposed wood beam, period fireplace, double glazed window to front, stairs to first floor, door to dining room.

Dining Room

13'9" x 10'3"

Laminate wood flooring, door to kitchen, double glazed window to rear, exposed brick fireplace with wood burner, storage cupboard, door to kitchen.

Kitchen

8'4" x 8'2"

Vinyl flooring, range of fitted base and wall units with work surfaces over, space for electric cooker, plumbing and space for washing machine, opening to conservatory, door to shower room.

Conservatory

15'1" x 7'8"

Range of fitted base and wall units with work surfaces over, space for under counter fridge, door to garden, vinyl flooring, radiator.

Shower Room

8'3" x 6'1"

Tiled flooring, low level W/C, pedestal wash basin, shower cubicle with electric shower, tiled walls, heated towel rail, obscured double glazed window to side.

Landing

Fitted carpet, doors to rooms, access to loft space.

Bedroom One

12'6" x 12'5"

Fitted carpet, radiator, double glazed window to front, feature fireplace, radiator, storage cupboard.

Bedroom Two

12'0" x 10'8"

Fitted carpet, radiator, double glazed window to rear, radiator.

Cloakroom

Low level W/C, pedestal wash basin, extractor, tiled splash backs.

Outside

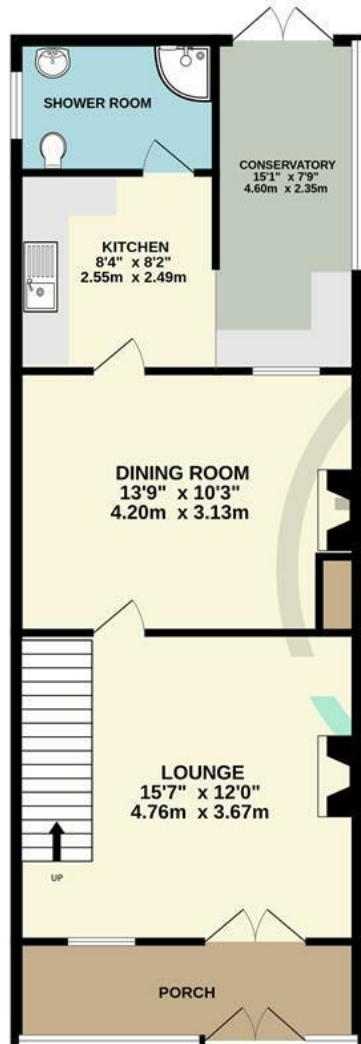
Shingle driveway to the front for multiple vehicles, access to the side leading to the rear garden.

Rear garden is private, enclosed and mainly laid to lawn with a paved seating area, timber fencing, oil tank and brick built storage building.

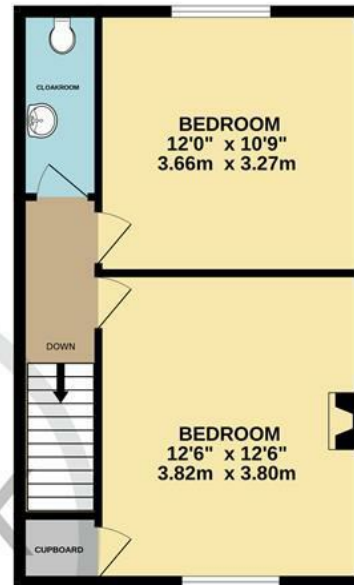


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Council Tax Band

B

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