



1 Red Hall Cottages

Beeston, Norwich, Norfolk, NR12 7BL

BROWN & CO



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A semi-detached three-bedroom cottage enjoying a delightful plot in a desirable location to the north of Norwich

£260,000 Freehold



DESCRIPTION

No. 1 Red Hall Cottages is a delightful semi-detached house constructed of traditional brick under a slate roof and enjoys a superb plot in the rural hamlet of Beeston. The house retains plenty of charm and offers well arranged accommodation on two floors comprising entrance hall, cloakroom, kitchen, sitting room, dining room and downstairs shower room on the ground floor.

On the first floor there are three spacious bedrooms and a family bathroom positioned off the main landing.

To the outside the property enjoys a pleasant rear garden and there is extensive parking at the side of the house. The low maintenance garden is enclosed by panel fencing and benefits from two terrace/bbq areas and is predominantly lawned throughout.

The whole is offered to market with no onward chain.

Services – Oil fired central heating, mains water, mains electricity, private drainage system (septic tank).

LOCATION

Located to the north of Norwich, and within easy reach of the new Northern Distributor Road, Red Hall Farm is well situated to access the City and the County. The property is within easy reach of the wide range of shopping, cultural and leisure facilities that the Cathedral City of Norwich provides being only 4 miles to the north of the City Centre. Norwich has a main line rail service to London Liverpool St with an approximate fastest journey time of 1 hour 40 minutes.

The property is located to the west of Beeston Park, the focal point of a major new community development with housing, leisure, retail and business space as well as large areas of green space, including Beeston Park itself. The parkland adjacent to the bungalow, is protected as green space within the masterplan, providing attractive pastureland views and a rural setting. Norwich airport, on the outskirts of the city, has an increasing number of flights to European destinations and international destinations via Schiphol.

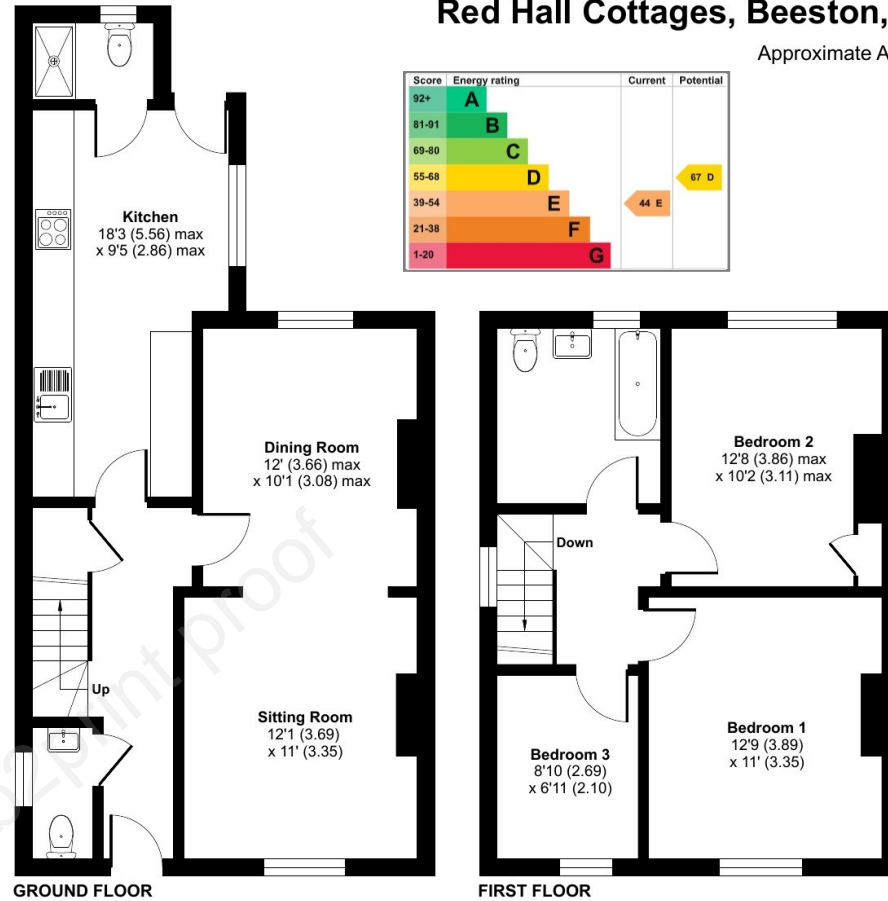
DIRECTIONS

Leaving Norwich on the North Walsham Road heading towards Coltishall go past the traffic lights at the turning for White Women Lane and continue towards Norwich Rugby Club. Go past Norwich Rugby Club and then take the next left onto Beeston Lane. The property is located immediately on the right-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (3) Intending buyers should be aware of the planned development in Beeston and more information can be found on the following website: <https://www.beestonpark.com/masterplan/>

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1342071

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