

abbotFox



The Street, Halvergate, Norwich  
*Guide Price £265,000*

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







## THE DETAIL \_\_\_\_\_

abbotFox presents this delightful two-bedroom cottage on The Street, Halvergate, an immaculately presented home that blends period charm with modern living, offered with the rare advantage of no onward chain.

Set in a peaceful village location, this characterful mid-terrace has been thoughtfully enhanced to create a home that is as practical as it is inviting. The ground floor opens with a welcoming sitting room, complete with a cast iron wood burner, perfect for cosy evenings. The adjoining dining room, filled with natural light, provides a spacious and versatile setting for entertaining or everyday family living.

The well-designed kitchen offers excellent storage and workspace, while a separate utility room keeps household tasks neatly tucked away. A ground floor cloakroom adds further convenience. Upstairs, two generous bedrooms provide comfortable accommodation, with the principal room benefitting from built-in storage. A modern family bathroom with bath and overhead shower completes the first floor.

Outside, the enclosed rear garden offers a private retreat, laid mainly to lawn with a useful garden shed, while the front of the property benefits from a private driveway providing valuable off-road parking.

Halvergate is a welcoming village that combines rural charm with excellent connections. The Lion Inn provides a friendly local pub, while nearby Acle offers a full range of everyday amenities including a Co-op supermarket, butchers, pharmacy, medical centre and post office. The area is surrounded by open countryside, the Halvergate Marshes and the Norfolk Broads, offering endless opportunities for walking, cycling and exploring.

Current Let for £1,200pcm.



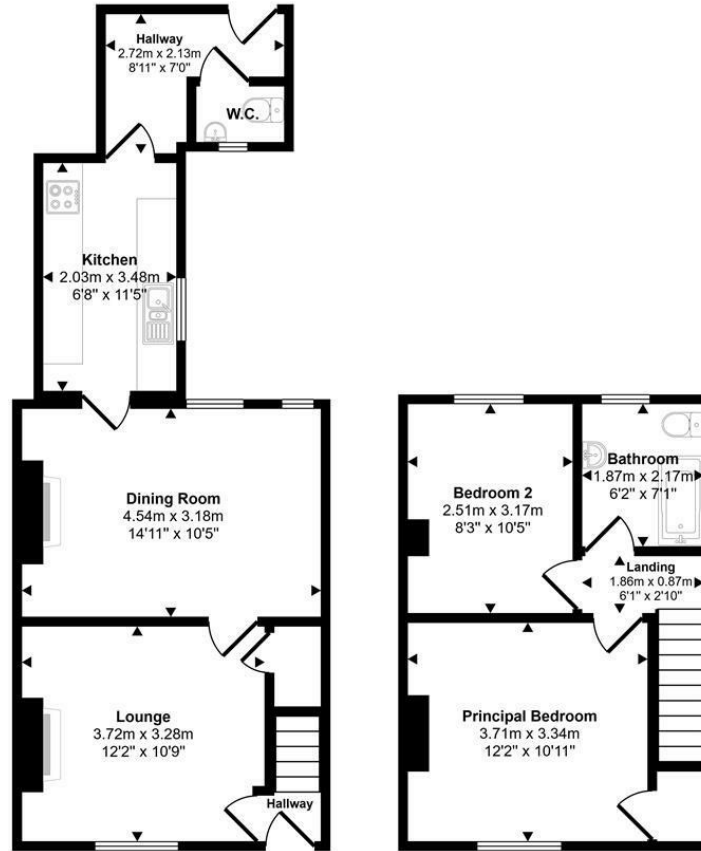




## THE HIGHLIGHTS \_\_\_\_\_

- No onward chain
- Peaceful village location in Halvergate
- Two reception rooms including a sitting room with wood burner
- Well-equipped kitchen with separate utility room
- Ground floor cloakroom
- Two well-proportioned bedrooms with built-in storage to the principal
- Modern family bathroom with bath and overhead shower
- Enclosed rear garden with lawn and garden shed
- Private driveway providing off-road parking
- Close to Acle's amenities and transport links to Norwich and Great Yarmouth

Approx Gross Internal Area  
73 sq m / 790 sq ft



Ground Floor  
Approx 43 sq m / 464 sq ft

First Floor  
Approx 30 sq m / 327 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

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EPC RATING -

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