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Rush Green | Norwich | NR9 4DU

Asking Price £280,000

twgaze

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A charming three-bedroom semi-detached cottage set within approximately 0.28 acres of gardens, enjoying a delightful position backing directly onto open fields. The property offers a wonderful blend of character and outdoor space, with generous gardens providing privacy and attractive countryside views.

- Three bedroom
- Semi detached house
- Private garden backing onto fields
- Off road Parking
- Large lounge/diner
- Kitchen
- First floor bathroom
- Semi rural location

Location

This property lies just outside the village with good rural views. Barnham Broom is popular and has good facilities including a post office/general store, public house with restaurant, park, village hall, church and sought after primary village school. Wymondham is situated five miles distant (with direct rail connections to Norwich and Cambridge), Norwich is approximately nine miles to the east offering further education, excellent theatres, cinemas, galleries, museums, nightlife and shopping facilities. As well as a bus services to nearby Norwich City, there is the prestigious Barnham Broom Hotel and Golf Course just a short distance away. The village itself offers a host of local amenities including a primary school, a post office and shop, a community centre, a pub and a country club with a golf course. There is also convenient access to the market town of Wymondham and the cathedral city of Norwich.

The Property

Offered to the market with excellent potential, this attractive three-bedroom semi-detached clay lump cottage occupies a pleasant semi-rural setting and presents a





wonderful opportunity for buyers seeking a home they can modernise and make their own. The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, a spacious lounge/dining room providing an ideal space for family living and entertaining, and a fitted kitchen. To the first floor are three bedrooms and a family bathroom. The property offers superb scope for improvement and enhancement, allowing purchasers to create a stylish family home tailored to their own tastes and requirements. Enjoying a desirable semi-rural location, this property combines the tranquillity of countryside living with convenient access to local amenities, schools and transport links.

Outside

One of the surprising points about this house is the extent of ground which in total is 0.119ha (0.29ac) with great views across a rolling landscape to both front and rear. The garden is laid mainly to grass with various bushes and hedged boundaries. There are various domestic garden sheds and plenty of room for a garage should a new owner wish. The drive to the side of the house is owned by this property with a right of access for the neighbouring cottage.

Services

Mains electricity, mains water, oil fired central heating and hot water and septic tank

How to get there

What3words: [///nightcap.path.selling](https://www.what3words.com/nightcap.path.selling)

Viewing

By appointment with TW Gaze

Freehold

Council Tax: South Norfolk Band C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

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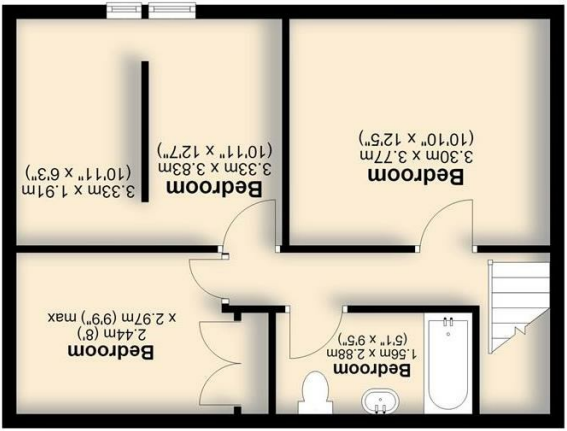
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 Wymondham
 Norfolk
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 01953 423 188
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Energy Efficiency Rating	
Current	Potential
	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)

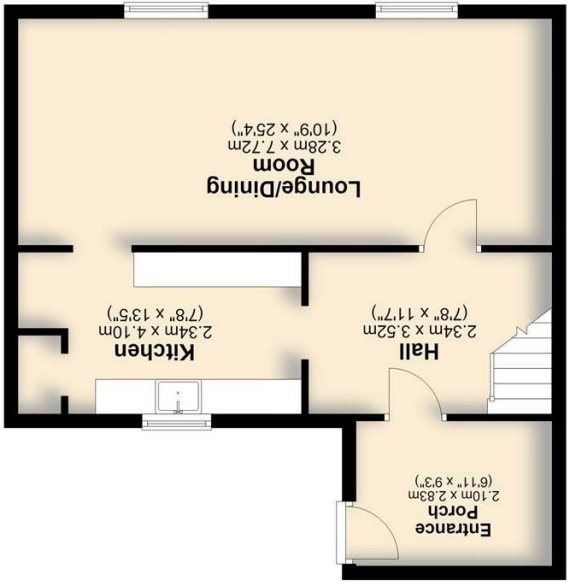
EU Directive 2002/91/EC
 Not energy related - higher running costs
 Not energy related - lower running costs



Total area: approx. 95.0 sq. metres (1022.2 sq. feet)



First Floor
 Approx. 44.7 sq. metres (480.8 sq. feet)



Ground Floor
 Approx. 50.3 sq. metres (541.3 sq. feet)