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Thalia Cottage, Queen Street, Spooner Row, Norfolk, NR18 9JU

Thalia Cottage is a charming period cottage that has undergone a comprehensive renovation to create an attractive and versatile family home, combining character features with contemporary living. Ideally positioned for local amenities and excellent transport links, the property is within easy reach of the nearby railway station, which provides regular services to Norwich and Cambridge, whilst Spooner Row Primary School, the A11 and the highly regarded Wymondham College are all readily accessible.

Set back from the road, the cottage is approached via a gravelled frontage providing useful off-road parking. To the rear, a paved terrace extends into a generous garden area, currently offering a blank canvas for the creation of a beautiful cottage-style garden.

Internally, the property retains a wealth of original character, including exposed beams and brickwork, complemented by a contemporary finish and modern appliances. An enclosed porch leads into the welcoming lounge/dining room, featuring a wood-burning stove, staircase rising to the first floor and access to a separate study and family bathroom. To the rear is a stylish, newly fitted kitchen with integrated appliances and double doors opening onto the rear garden, creating a seamless connection between the kitchen and outside space. To the first floor are three bedrooms, one benefiting from built-in storage. The principal bedroom enjoys a Juliet balcony overlooking the garden, together with a modern en-suite shower room.

The property also benefits from its convenient location between the popular market towns of Wymondham and Attleborough, both offering a wide range of independent shops, cafés and restaurants, together with local leisure facilities, garden centres, dentists and doctors’ surgeries. Wymondham is particularly well known for its historic character and is home to the renowned Green Dragon public house, whilst the railway station provides regular services to Norwich, Cambridge and onwards to London Liverpool Street, as well as providing access towards the Norfolk coast.



Semi Detached



House



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band C

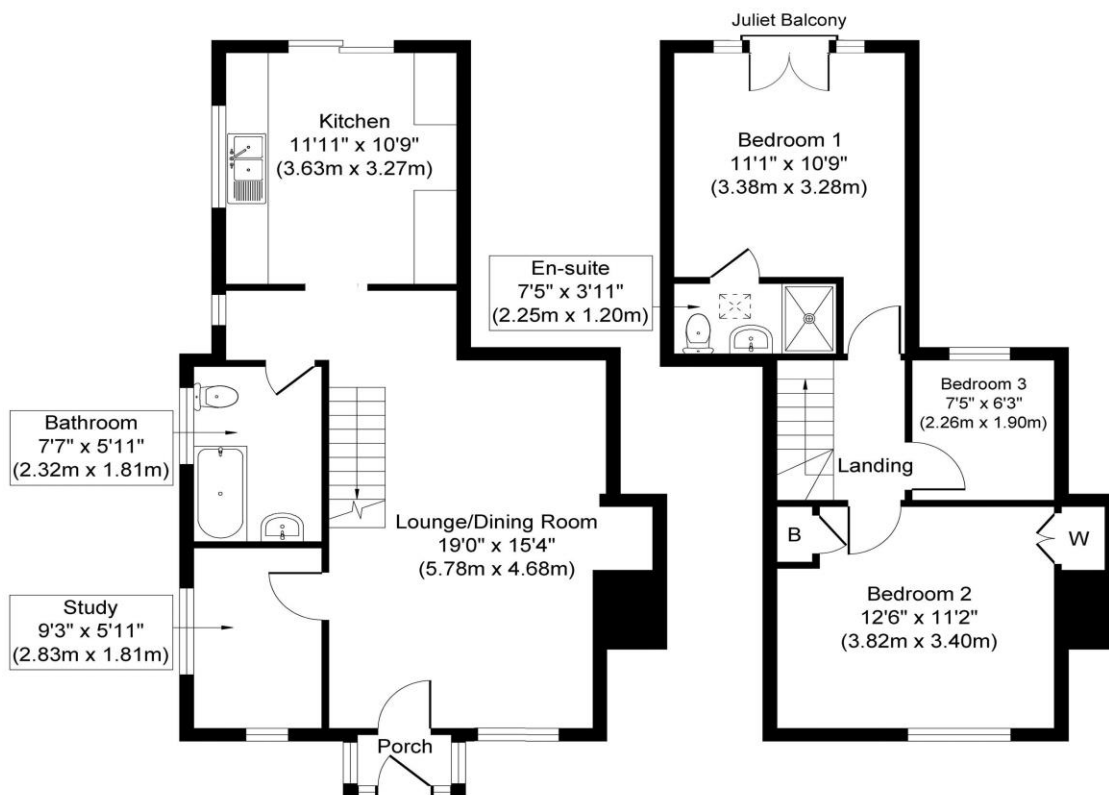


Off-Road
Parking



No
Garage





Ground Floor
Approximate Floor Area
547 sq. ft
(50.85 sq. m)

First Floor
Approximate Floor Area
421 sq. ft
(39.13 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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