THE COTTAGE, STATION FARM

STATTION ROAD | ECCLES | NORWICH | NORFOLK | NR16 2JG

Guide Price £375,000 - £400,000

SUMMARY This beautifully presented detached cottage has been sympathetically updated and improved to provide modern living spaces yet boasting character features throughout. Including exposed beams, brickwork and impressive fireplaces, the living spaces feature an extended kitchen/diner, separate utility, plus 14'6 lounge. Outside benefits from a converted double garage, off-road parking for multiple vehicles and private rear garden. Do not miss out!

KEY FEATURES

Guide Price £375,000 - £400,000

Beautifully presented detached cottage in a village location

Sympathetically updated and improved, featuring exposed beams, brickwork and impressive fireplaces

Stunning first floor main bedroom boasting character features and fireplace to the centre

First floor bedroom 2 and ground floor bedroom 3

Extended 20'2 kitchen/diner featuring butler sink, range cooker, garden acces and separate utility

14'6 lounge to the front of the property, with porch access

First floor shower room, oil fired central heating and double glazing

Off-road parking for multiple vehicles and converted double garage, currently a recording studio

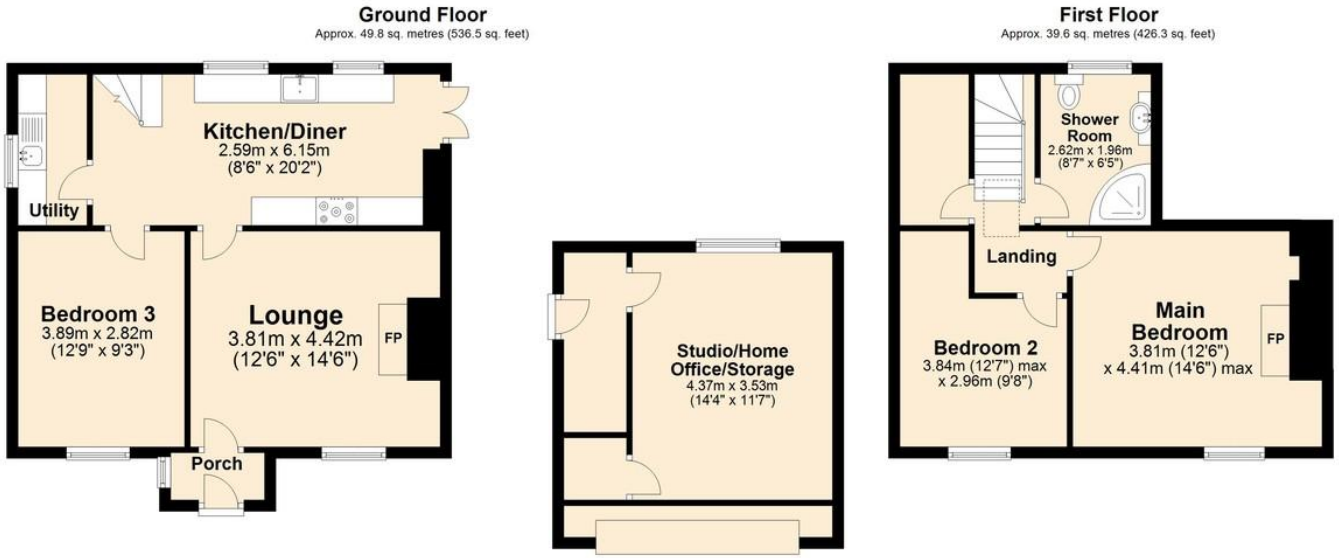
Conveniently located for amenities, road and rail links, plus Snetterton Business Park

HAMMOND STRATFORD









Total area: approx. 89.4 sq. metres (962.8 sq. feet)

OUTSIDE Situated in a village location, the property is fronted by a generous lawn area, housing the septic tank, bounded by a brick wall and featuring a raised seating area, enjoying the beautiful field views. To the right-hand side is a driveway providing off-road parking for multiple vehicles, with utility pole on the boundary, plus access to the converted garage, currently used as a recording studio. A shingle area between the house and garage leads through to the oil tank and wooden gate to the garden. A courtyard to the rear benefits from access to the kitchen/diner and creates an ideal private space to relax or entertain. A feature well and hot tub are also located in the rear garden space, adding more appeal to the property!

AGENTS NOTE Please be advised a planning application has been made within the area.

DIRECTIONS Head out of Attleborough on the A11, heading towards Snetterton. Take the slip road toward Eccles and turn left onto Hargham Road. Follow the road and turn left onto Station Road, heading over the railway crossing. The property can be found on the left-hand side, overlooking fields to the front.

LOCAL AUTHORITY Breckland

COUNCIL TAX BAND C

ENERGY EFFICIENCY RATING Current E 48 Potential B 83

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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.