

## Old Street, Newton Flotman

Guide Price £325,000-£350,000

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This deceptively spacious three bedoomed cottage built in the 1800's, formerly a butchers shop, being converted in 1998/99 with the current owners being the first people to call it home. The property benefits from having been professionally decorated throughout at the beginning of 2024 and having double glazed windows throughout. The roof was removed and relined in September 2023 when the addition of the unique 'Hare' was installed. It has a blend of old world charm with the benefits of an easily maintained home. The 'Everhot' in the kitchen making it a focal point in both the winter and the summer with the back door open the attractive garden becomes part of the living space.

## Key Features

- GUIDE PRICE £325,000-£350,000
- Superb country cottage
- Westerly facing rear gardens
- Character & charm
- 2 reception rooms
- Off-road parking
- Electric heating
- Mains drainage
- Freehold - EPC Rating F
- Council Tax Band C

