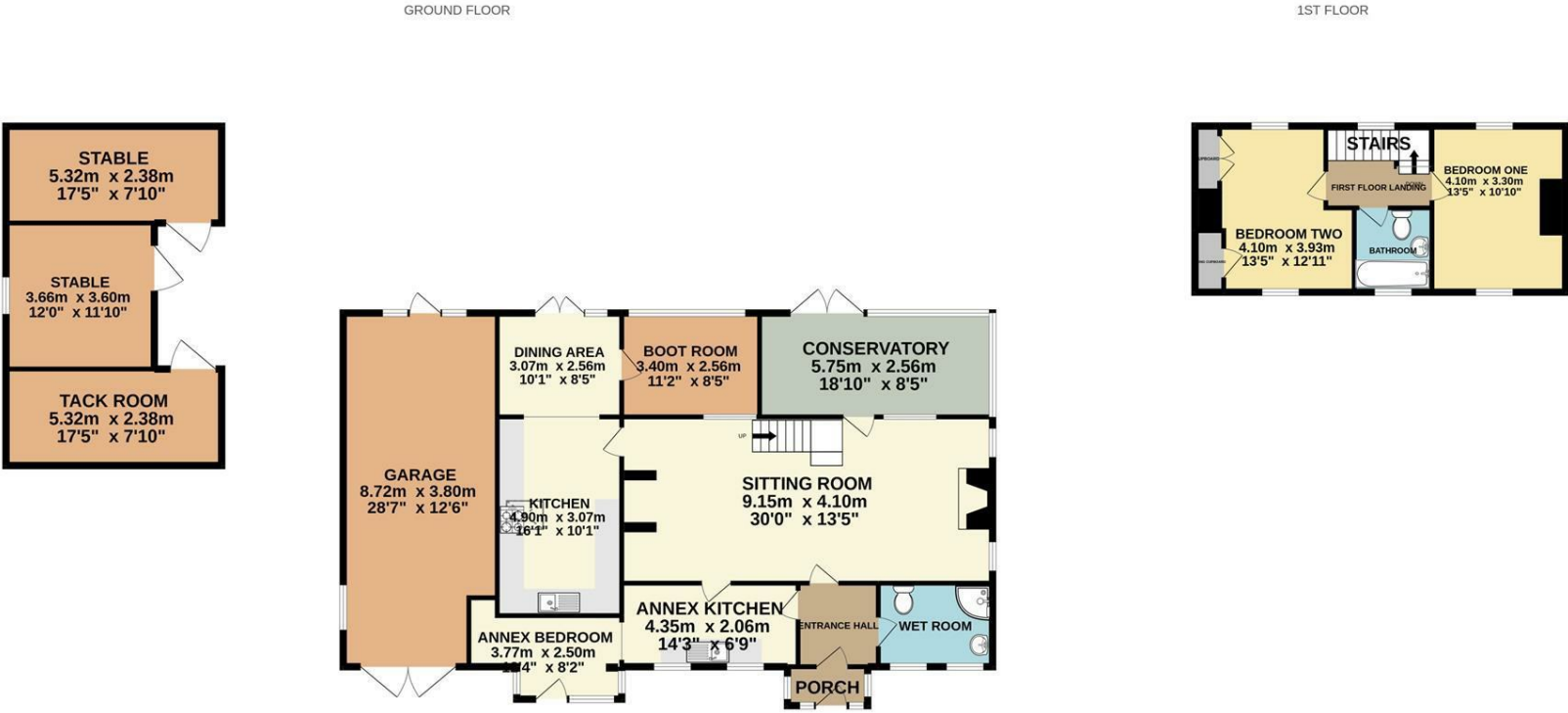


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Nogdam End | Norwich | NR14  
Offers In Excess Of £550,000





abbotFox Bespoke presents Jasmine Cottage. An exceptional two bedroom detached cottage, located on the edges of the picturesque Norfolk Broads.

Having been thoughtfully improved for equestrian use, the property occupies a generous plot of approximately an acre (stms) and has been separated into gardens, paddocks and a ménage and affords stunning open field views. With the current owners also having built a stable block, with power, this could easily be utilised to offer ancillary accommodation or office space for those looking to work from home. The property also benefits from a generous garage/workshop and ample off road parking.

The internal accommodation affords an exceptional degree of flexibility in its layout, with generous living accommodation to complement the two double bedrooms. With the property also offering plenty of potential for further extension (STPP), this home would suit any growing family.

An internal viewing comes highly recommended to appreciate this home.

