

GROUND FLOOR

SITTING ROOM

3.15m x 2.89m

10'4" x 9'6"

SITTING ROOM

3.93m x 3.09m

12'11" x 10'2"

STAIRS

BEDROOM

3.99m x 2.01m

13'1" x 6'7"

DINING ROOM

3.05m x 2.90m

10'0" x 9'6"

KITCHEN

4.18m x 1.83m

13'9" x 6'0"

UTILITY ROOM

1ST FLOOR

BEDROOM

4.06m x 1.75m

13'4" x 5'9"

BEDROOM

3.08m x 2.73m

10'1" x 8'11"

Energy Efficiency Rating

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

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Stone Hill | Norwich | NR13  
Guide Price £270,000



abbotFox presents this charming cottage, with stunning views over open fields to the rear. Having been thoughtfully extended, this cottage occupies a generous, well maintained plot, with vehicle access to the rear.

Ideally situated within easy reach of Wroxham, Norwich and the picturesque Norfolk Broads, the space on offer for this home belies its external appearance. Internal accommodation comprises; entrance hall, dining room, kitchen, utility, bathroom, extended lounge and a downstairs bedroom to the ground floor, with the first floor offering two further bedrooms. Retaining a sense of character and charm throughout, this home would make a wonderful second property with holiday-let potential, or for any buyer looking to make their own mark on a character home.

With the property offered to the market with no onward chain, an internal viewing comes highly recommended.

Guide price £270,000 - £280,000

