



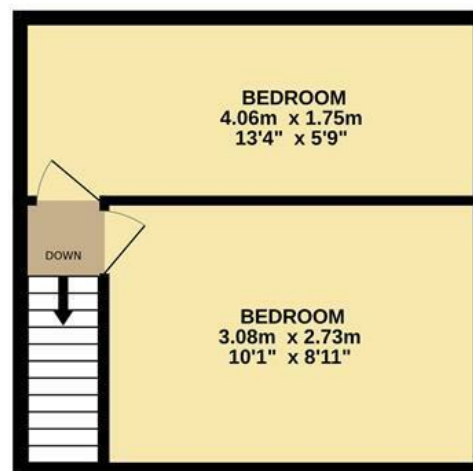
Stone Hill | Norwich | NR13  
 Guide Price £220,000

abbotFox

GROUND FLOOR



1ST FLOOR



| 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

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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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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 £220,000-£230,000

