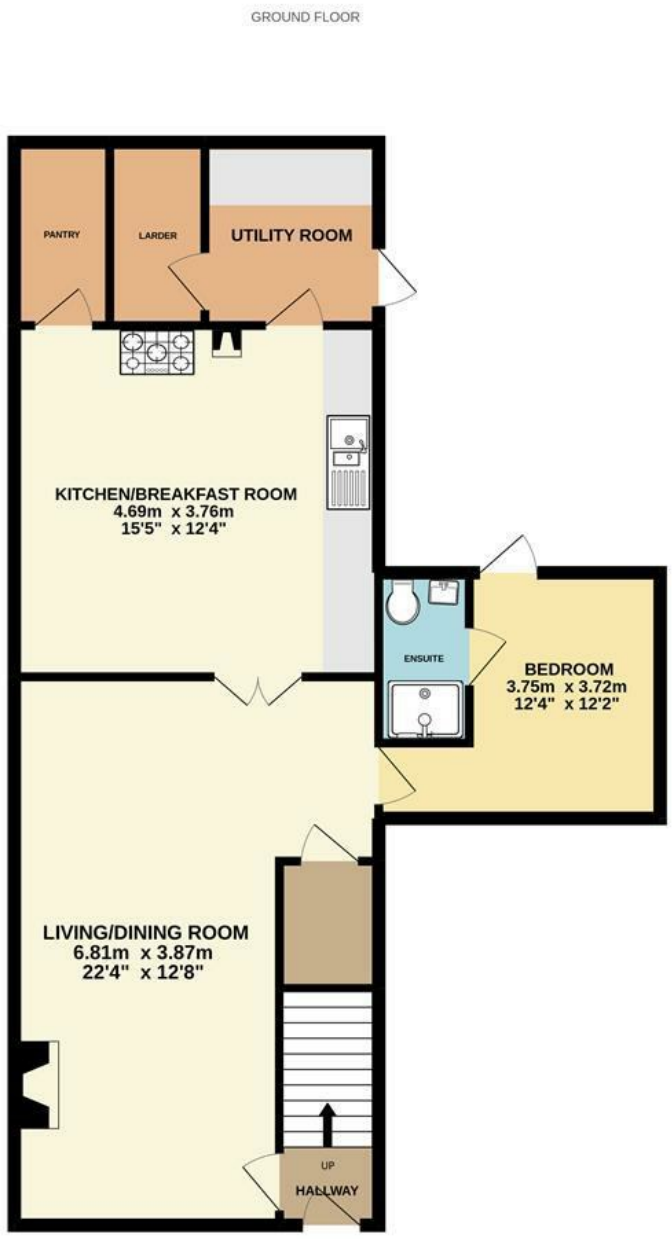

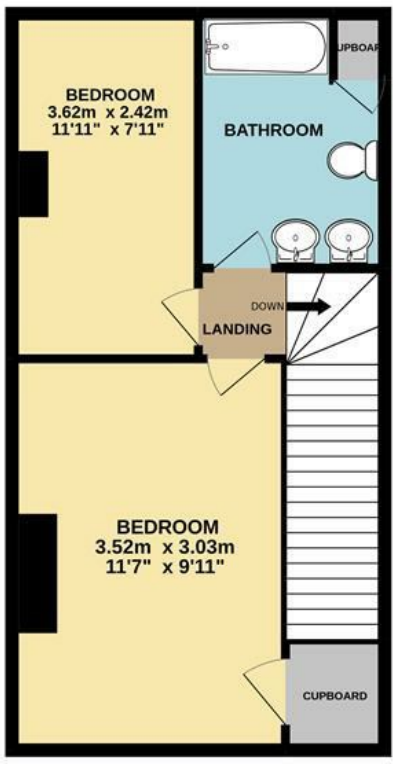

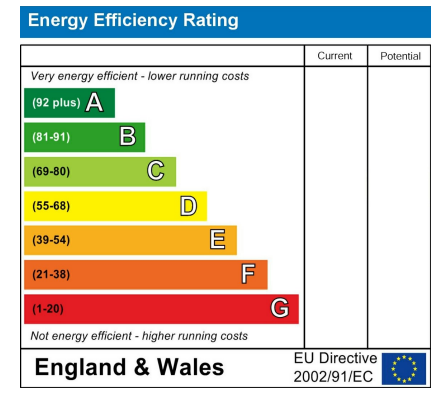

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Lancaster Estate| Norwich| NR11

Offers In Excess Of £350,000

abbotFox

abbotFox presents this semi-detached house, boasting three bedrooms (one ensuite) and a large plot of just under a third of an acre. With plenty of parking of off-road parking, immaculate and spacious cottage interiors this house will prove to be very popular. The property also benefits from a log cabin in the back garden and field views opposite.

Accommodation comprises of a living/dining room, kitchen/breakfast room, a utility room, pantry and larder on the ground floor as well as a ground floor double bedroom with a mezzanine sleeping area and an ensuite shower room. Stairs lead to the first floor landing where there is a further two bedrooms and a bathroom. The interiors throughout are stylish and full of character and there are two wood-burning stoves, one in the kitchen and one in the sitting room.

Outside the property boasts plenty of off-road parking to the front and there is vehicular access to the rear garden via double gates. The garden is mainly laid to lawn and boasts a large sunken patio area which is the perfect setting for alfresco dining and entertaining in the Summer months whilst enjoying the countryside views.

There is a log cabin with a kitchenette, shower room, bedroom and a living area with a wood-burning stove which is currently being used as a guest room but could have holiday let potential (stp.)

Agents note: There is a covenant requiring that purchasers are someone whose main home or place of work has been in Norfolk for the previous three years.