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Fox Road
Framingham Pigot, Norwich, NR14 7PZ
£750,000

Ange & Co are delighted to offer to the market 'Foxes Cottage', a picturesque, detached cottage dating back to the early 1800's. Set in Framingham Pigot, 5 miles Southeast of the City of Norwich off the A146, with idyllic surroundings, the property boasts all of the benefits of rural life whilst still providing easy access to all of the convenience offered in Norwich City Centre, as well as Poringland & the surrounding villages. Framingham Pigot is also home to popular catering & events venue, Brasted's, as well as St. Andrews Church, described as "one of the grandest and most ornate 19th Century churches in East Anglia". The property itself sits on a generous plot & has been considerably improved by the current owners during the last 23 years of ownership. Ground floor accommodation comprises lounge, dining room, kitchen, rear lobby, conservatory & cloakroom / WC whilst the first floor comprises a family bathroom & 3 double bedrooms, one with balcony overlooking the rear garden. uPVC double glazed windows & oil fired central heating throughout. Large mature rear garden with attractive frontage providing off road parking & a double garage.



STORM PORCH

Giving shelter from the elements and with uPVC part double glazed door into the...

DINING ROOM

Providing the perfect place to entertain, the dining room has solid oak flooring, uPVC double glazed window, radiator, power points and stairs to the first floor. Door into the...



KITCHEN**14' 10" x 9' 9" (4.54m x 2.98m)**

A traditional country kitchen comprising a range of wall and base units with worktop, inset sink / drainer and oven with electric hob and extractor over; space / plumbing for your chosen appliances. Tiled flooring, single glazed window, radiator and power points. Door into the...

REAR LOBBY

Providing the perfect space for your outdoor wears with tiled flooring, uPVC double glazed windows and power points; uPVC part double glazed door into the WC and the...

CONSERVATORY**30' 3" x 7' 3" (9.23m x 2.21m)**

Part brick construction with uPVC double glazed windows and polycarbonate roof. Tiled flooring, power points and uPVC double glazed door out to the rear garden; internal door into the garage.

LOUNGE**24' 4" x 11' 8" (7.44m x 3.56m)**

Fantastic size lounge has tiled flooring, uPVC double glazed windows, wall lighting, radiator, power points and a multi-fuel burner in situ.

CLOAKROOM / WC

White suite comprises a low level WC and pedestal basin. Tiled flooring, opaque uPVC double glazed window and radiator.

FIRST FLOOR - LANDING

Stairs to the first floor with access to all bedrooms and loft access in situ.

**BEDROOM 1****18' 0" x 8' 11" (5.50m x 2.74m)**

Double bedroom has views over the rear garden; solid oak flooring, uPVC double glazed window, radiator, power points and uPVC double glazed doors opening onto the balcony. Door into the...

BATHROOM

Family size bathroom has a white suite comprising a high level cistern WC, pedestal basin and a free standing roll top bath with mixer tap and shower. Solid oak flooring, opaque uPVC double glazed window and heated towel radiator.

BEDROOM 2**14' 9" x 11' 5" (4.52m x 3.49m)**

Another double with wood effect laminate flooring, uPVC double glazed window, radiator and power points.

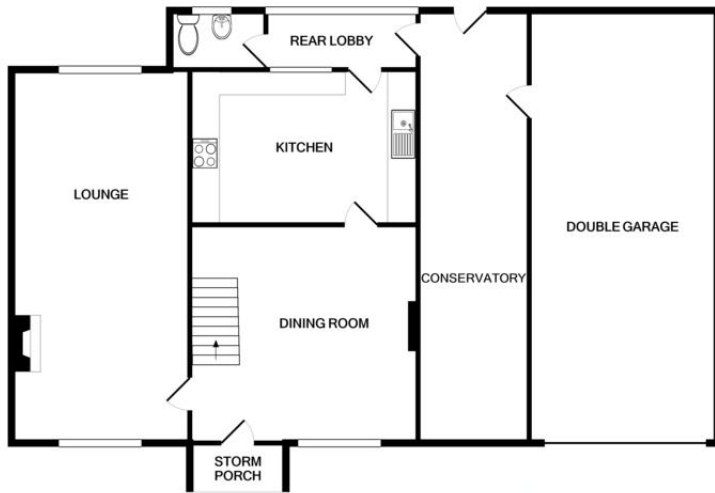
**BEDROOM 3****15' 5" x 12' 2" (4.72m x 3.73m)**

Last but certainly not least... Tiled flooring, uPVC double glazed window, radiator, power points and built-in wardrobes offering your storage solutions.

OUTSIDE

Set on a substantial plot with well manicured gardens that enjoy mature trees, flowers and shrubs set into borders. To the front, the driveway provides ample off-road parking with a DOUBLE GARAGE (33' 4" x 12' 4" (10.17m x 3.77m)) with an electric up and over door and power points. Side access to the secluded rear garden; timber sheds offer your external storage solution whilst the summer house provides the perfect place to relax and unwind; outside lighting, power points and water tap.

SOUTH NORFOLK COUNCIL TAX - BAND D**ENERGY PERFORMANCE CERTIFICATE RATING - F**



GROUND FLOOR
APPROX. FLOOR
AREA 1289 SQ.FT.
(119.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 662 SQ.FT.
(61.5 SQ.M.)

FOXES COTTAGE, FOX ROAD, FRAMINGHAM PIGOT, NR14 7PZ
TOTAL APPROX. FLOOR AREA 1952 SQ.FT. (181.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ange & CO
Independent Estate Agent

Services

OIL FIRED CENTRAL HEATING
SEPTIC TANK
South Norfolk Council
Tax - D
EPC Rating - F

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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