



COBWEB
COTTAGE

Cobweb Cottage,
Topcroft, Bungay.



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ESTATE AGENTS

Cobweb Cottage

Woodton - 2.2 miles

Bungay - 7.1 miles

Norwich - 13.2 miles

Southwold & The Coast - 26.4 miles

A home filled with character and charm, coupled with the high expectations of modern living. This immaculate three bedroom cottage has been sympathetically refurbished and extended with exceptional attention to detail in every aspect. The property offers generous well planned accommodation flowing throughout three reception rooms, a superbly finished kitchen. Generous hallway and landing space, three double bedrooms with the master enjoying an en-suite whilst the family bathroom is also found on the first floor. Outside the wonderful plot offers parking a garage and delightful rear garden echoing the attention to detail throughout. Inspection by viewing is essential.

Property

This beautifully situated cottage is abundant with character coupled with all the of expectations of modern living. Entering the property through the front door we are welcomed by the spacious entrance hall, attractive stone flooring lines the space and flows throughout the majority of the ground floor bringing continuity and adding to the flow of the home. To our left glazed French doors open to the living/day room, this superb space enjoys a dual aspect, with a window to the front and French doors that open from the fully glazed oak framed end wall of the room which soaks the room in natural light and opens to the patio and gardens beyond. Back through the hall we head into the inner hall/study area. All rooms flow from this space open plan whilst our stairs lead to the first floor. To the front of the house we find the main sitting room, this family space enjoys exposed timbers to the ceiling and timber set floors, the wood burner provides an excellent focal point set in the recessed fireplace whilst windows, again to two aspects give the room light. Stepping the rear of the property we find the kitchen and dining room over looking the rear gardens, again open plan the two rooms work seamlessly when entertaining. The kitchen is fully fitted with a beautiful hand made range of wall and base units . The quartz work surfaces complement the space with an inset ceramic sink, whilst the units disguise the integrated appliances that comprise of a fridge freezer, dishwasher and washing machine. A fitted oven, hob and extractor are in place. The dining room leads from the kitchen and study area alike and enjoys the best views of the rear garden whilst French doors again lead to the patio. Climbing the stairs we find the generous landing area that gives separate access to all of the rooms. The master bedroom provides a private space with en-suite shower room and in-built wardrobes. dual aspect windows again make this a remarkably light room. The two further bedrooms sit one to the front and one to the rear aspect both are of good proportions and will comfortably fit double beds if required. Completing the internal accommodation is the family bathroom, echoing the standard throughout this room enjoys a fitted suite that comprises of a roll top bath with shower attachment over, low level w/c and wash hand basin.









Outside

The property is approached by a generous driveway providing ample parking and giving access to the garage, gated access leads into the front garden which is fully enclosed by a low lying timber. The front garden sets the standard of the entire property and is carefully manicured with variety of planted beds framing the garden and filling the space with colour and scent. A brick path leads us to the front door and along to a side gate that leads to the rear garden. The rear gardens are of fantastic proportions and again carefully planned with a generous patio area that can be access from both sets of French doors inside, ideal for family living and summer entertaining alike. The main of the garden has been laid to lawn with newly fenced boundaries surrounded by planted beds. A variety of trees and shrubs fill the garden. From the garden we pass the timber green house and enter the workshop area at the rear of the garage, a door leads internally to the garage.

Location

Cobweb Cottage is located within 2.5 miles of the village of Woodton which provides a primary school, public house, church and benefits from the Bungay to Norwich Bus Link. The Cathedral City of Norwich lies approximately 13 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 54 mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline is within an easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water.
Private Drainage.
Oil Fired Central Heating.
Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: C
Postcode: NR35 2BL

Tenure

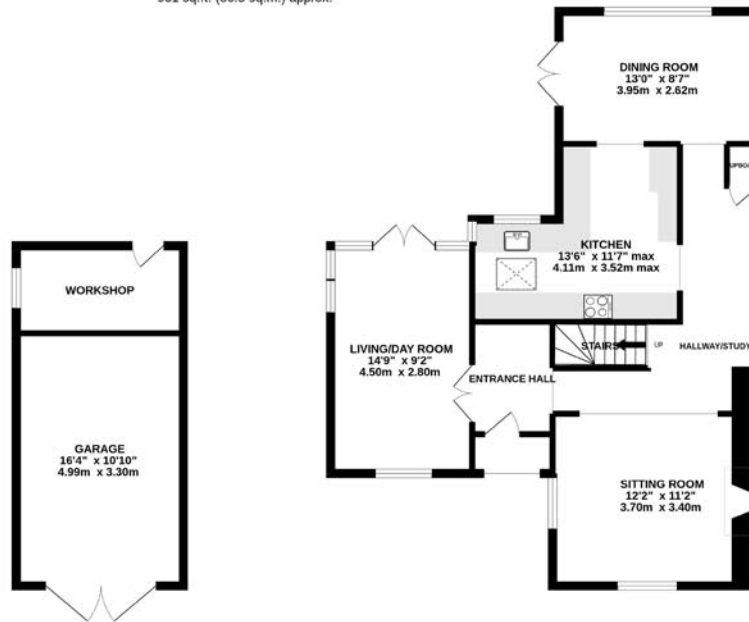
Vacant possession of the freehold will be given upon completion.

Agents' Note

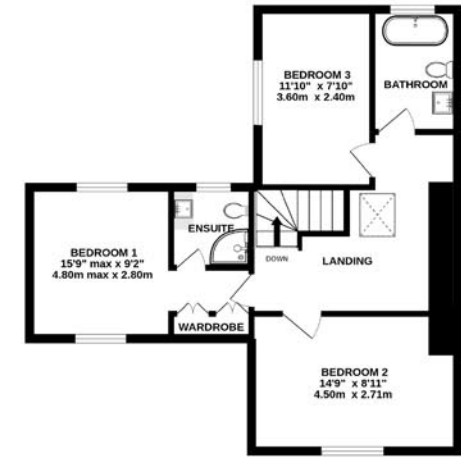
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £450,000

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 sq.m.) approx.

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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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