

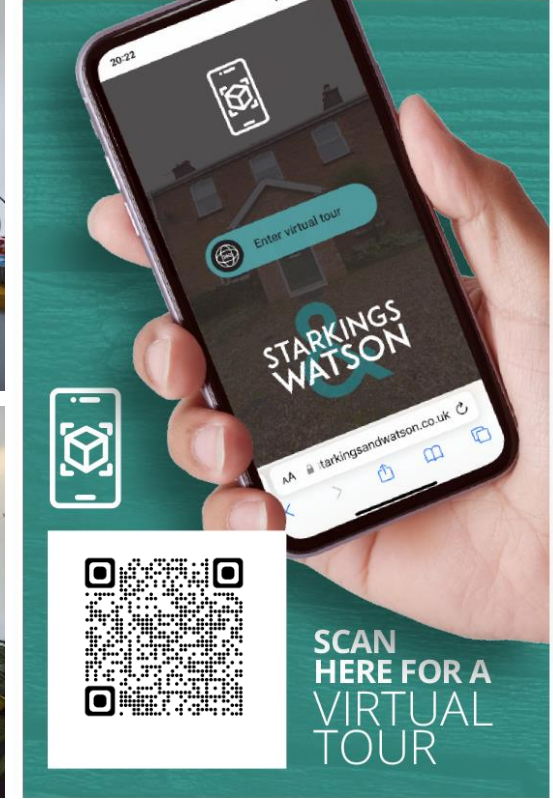
STATION ROAD

# Cantley, Norwich NR13 3SH

Freehold | Energy Efficiency Rating : E

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# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Cottage Feel & Finishes
- Dual Fronted Multi-Fuel Burner
- Sitting Room & Dining Room
- Modern Kitchen with Real Wood Work Surfaces
- Three Bedrooms with En Suite to Master
- Side Gardens and Additional Land Opposite
- Off Road Parking

### IN SUMMARY

NO CHAIN! This SEMI-DETACHED COTTAGE which enjoys 0.19 ACRES OF LAND (stms) spread over TWO PLOTS has accommodation which is CHARACTERFUL and COSY. Stepping inside, there is a MODERN FITTED KITCHEN with a larder and store room, sitting room and dining room which share a DUAL FRONTED MULTI-FUEL BURNER. Finally to the ground floor there is an INNER HALL and FAMILY BATHROOM. Heading upstairs you will find THREE DOUBLE BEDROOMS of which the MAIN BEDROOM benefits from an EN SUITE. The parcel of land opposite has a STUNNING VIEW across the MARSHES and benefits from FANTASTIC SUNSETS as it is SOUTH FACING.

### SETTING THE SCENE

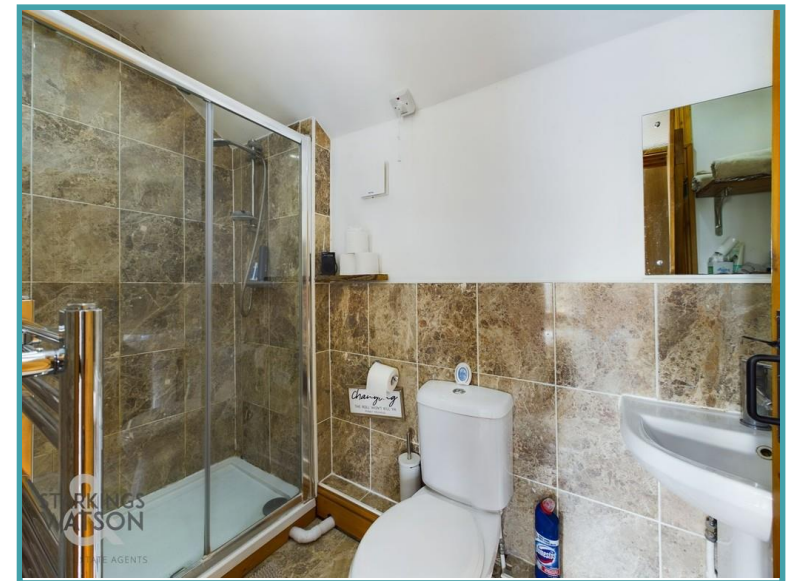
After crossing the railway line and following Station Road round, the property can be found on the right hand side with the parking on the left. There is a low-level gate and a hardstanding footpath which takes you to the main property.

### THE GRAND TOUR

Stepping inside, you enter the kitchen with pamment style tiling underfoot and with double doors to the right-hand side which take you into the sitting room. There is also an opening to the inner hall at the end of the room, adjacent to the larder and storage cupboard. The kitchen itself features shaker style cabinets at wall and base level, a built-in breakfast bar and integrated cooking appliances. There has been space left for a washing machine and the sink is positioned with a window above meaning you can keep an eye on the private gardens to the size. The inner hall has wood effect flooring which is perfect for high traffic areas but it opens to fitted carpet on the stairs which lead to the first floor and also the sitting room. This cosy space has a dual fronted wood burner which is shared with the dining room - as you enter this room there is an under stairs storage cupboard on the left and straight ahead a window facing to front. The dining room itself has a continuation of the fitted carpet from the sitting room, its own window which faces south and finally to the ground floor there is a family bathroom with three-piece suite. Upstairs three bedrooms lead from the landing of which all will house a double bed and the main bedroom has an en suite shower room with a three-piece suite.

### THE GREAT OUTDOORS

Leaving the property via the hall, this door this leads you to a side garden which is perfect for a bistro set and an evenings entertainment. Opposite the property after crossing the road, there is a larger



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garden which is also included within the sale of this property. This area is currently laid to lawn with a range of trees, shrubbery and plantings. Beyond the rear garden there are views over the marshes and to the river.

#### OUT & ABOUT

The Broadland Village of Cantley is located East of the Cathedral City of Norwich and is tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

#### FIND US

Postcode : NR13 3SH

What3Words : ///moods.tanked.emeralds

#### AGENTS NOTE

The property is positioned close to the Cantley Sugar Factory and the train line for access into Norwich.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**

1114.70 ft<sup>2</sup>  
103.56 m<sup>2</sup>

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