



Garden Cottage
145 The Street
Bridgham
Norwich, Norfolk
NR16 2RU

Guide Price £750,000





Beautifully presented period house on village edge backing onto farmland.
4 bedrooms/3 reception rooms and contemporary kitchen.

Location

This fine house is on the edge of this quiet village nestled in the Brecks area of South Norfolk. The surrounding countryside is gently rolling with the nearby West Harling area of Thetford Forest offering excellent facilities for walkers, cyclists and horse riding. The village has an active community and whilst being limited in amenities, the well served village of East Harling is less than 3 miles away and the larger towns of Thetford and Attleborough are some 6 miles away, both having railway stations on the Norwich to Cambridge line. At Diss (10 miles) there is a mainline railway station on the Norwich to London Liverpool Street line with a journey from Norwich to London taking around 90 minutes. There is good access onto the A11 corridor which runs approximately 1½ miles from the village with Newmarket around 45 minutes away and Cambridge within the hour. The regional city of Norwich lies around 20 miles to the north which has the benefit of an International Airport. This house combines a quiet location with good access to the wider world.





The Property

Garden Cottage is a beautifully presented house which blends seamlessly traditional features such as the exposed timbers and inglenook fireplaces with modern touches including the stylish kitchen, rear garden room extension and bifold doors which really come into their own on the hot summer days bringing the garden into the house and making the patio a superb social area. There is plenty of space particularly on the ground floor which allows room for the essential 'home working' areas in addition to which there is an office area in the outbuilding for those who still wish to commute!

The first floor has four generous bedrooms, two of which have bedroom fireplaces. There is an ensuite to one bedroom and a family bathroom with traditional style white suite including a chrome fixed head shower over the double ended bath.

Outside

The house is set back from the road with a pedestrian gate leading into the front garden behind the hedge. A side gate leads around to the rear where there is a large patio and then steps led onto the lawned garden with a deep flower bed to the side. The view to the rear is over farmland. To the side of the house is the outbuilding which houses the office and a generous store room. Attached to the back is the slightly ramshackle but charming covered parking with further space to the side. Overall the property is set within 0.21ac.

Planning

Consent has been passed by Breckland Council under planning ref 3PL/2018/0451 for replacement of the outbuildings with a two storey annex linked to the house. This consent also included the kitchen extension which has been completed.

Services

Mains water and electricity are connected. Private drainage. Oil fired boiler providing heating to radiators. Electric underfloor heating in the kitchen and garden room.

Directions

From Diss head west on the A1066 towards Thetford. Continue into the village of Garboldisham and turn right beside the Fox Public House. Follow the road through East Harling and after leaving the village turn left signed to Bridgham. Continue into the village and the house is on the right just as you enter.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – E

Ref: 2/19185/MS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

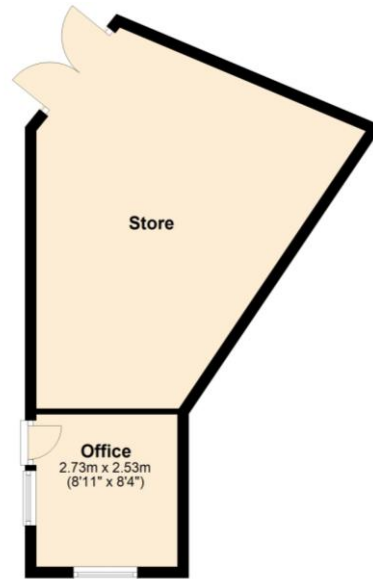
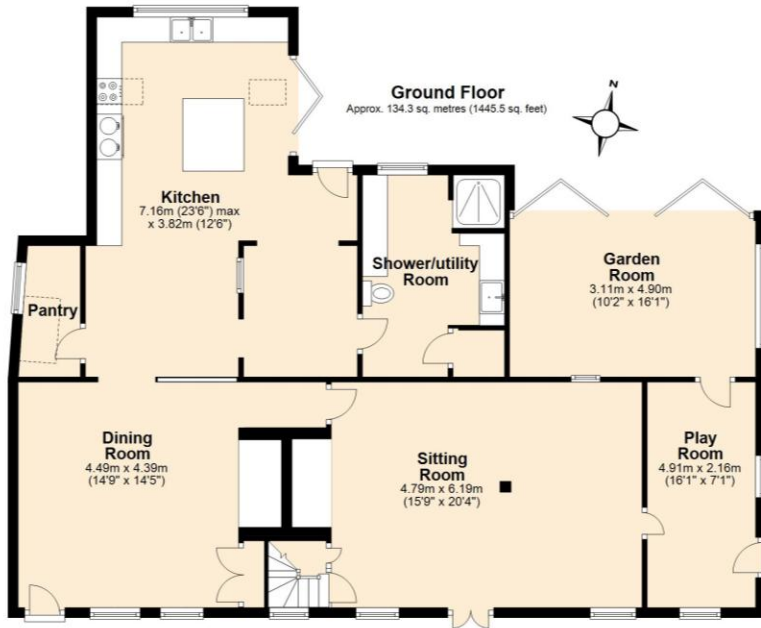
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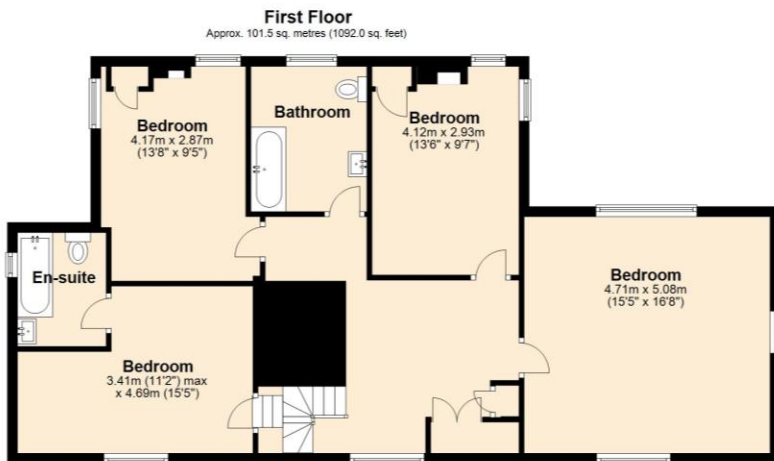
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Total area: approx. 235.7 sq. metres (2537.6 sq. feet)



10 Market Hill,
Diss, Norfolk
IP22 4WJ
01379 641 341
prop@twgaze.co.uk

33 Market Street,
Wymondham, Norfolk
NR18 0AJ
01953 423 188
Info @twgaze.co.uk

twgaze.co.uk

