



End Cottage
51 Norwich Road | Strumpshaw | Norfolk | NR13 4AG

NEW BEGINNINGS



“Write your chapter in the history of this charming end-terrace cottage, where you’ll find period character and modern comforts sit seamlessly hand in hand. In a lovely location, walking distance from a train station and the amenities of two Broadland villages, it’s well placed and convenient yet wonderfully tranquil and secluded.”



KEY FEATURES

- A late 18th Century, End Terraced Cottage in the Village of Strumpshaw
- Two Bedrooms; Ground Floor Bathroom
- Kitchen/Dining Room with Separate Pantry
- Sitting Room with Brick Fireplace and Wood Burner
- Useful Outbuilding providing a Home Office or Hobby Room plus Storage Space
- Rear Garden with Pretty Pergola and Patio Area
- Driveway providing Parking
- The Accommodation extends to 710sq.ft
- Energy Rating: D

On the end of a row of three, this picturesque brick cottage catches the eye from first glimpse. Inside it continues to impress, with nicely proportioned rooms filled with light. The rear gardens have been lovingly landscaped and include a cabin in the garden for work or as a hobby space. Best of all, you're on the edge of a friendly village, a stone's throw from open countryside and close to main roads and transport links.

Welcome Home

Full of character but not listed, this attractive home is sure to win you over. The character drew the current owners here and the private garden added to the appeal. When they arrived, the property had been renovated and was well maintained, and they have continued to further improve it, so there's no work to do and everything is ready to welcome you.

Cosy And Comfortable

On the ground floor, there's a spacious sitting room to the front, complete with a feature brick chimneybreast with oak bressummer and inset log burner. The stairs come off this room, so the log burner can warm the whole house and keep everything cosy when the temperature drops outside. Through the sitting room is the kitchen diner. The beautiful Fired Earth kitchen with an Aga perfectly suits the cottage character. The owners haven't had an Aga before and were a little uncertain about it, but it quickly won them over and now they wouldn't be without it and are looking to have one in their new home if at all possible.





KEY FEATURES

“It’s great for baking, roasts, casseroles, soup, you name it, and for drying washing and for making the kitchen snug on winter mornings. There’s also a useful pantry just off the dining area. Upstairs there are two bedrooms – the house originally had three, but two have been opened into one, so both of the two bedrooms are generous doubles.

Access All Areas

It’s a very practical house and the owners have found it easy to live in. During the winter months it’s surprisingly economical to run and it’s nice and warm, while in summer, the sunshine pours in and it’s lovely and uplifting, as well as being cool at night. The owners can feel themselves relax as they come home here at the end of a long day. They spend as much time as possible out in the enclosed garden, along with their dog. There’s a greenhouse and raised beds if you want to grow your own, plus a shed that has storage at one end and a cabin at the other where you can work from home. This would also make a great studio for an artist or craftsperson. “The garden is very easy to care for and it brings so much pleasure – it’s been a real delight.” You’re right on the edge of the village here, between Strumpshaw and Lingwood, so you can walk to the amenities in both. There’s a shop with Post Office, primary school, social club, community centre, train station, gastropub and more, as well as regular bus services into Norwich. If you prefer to travel by car, the A47 is a couple of minutes’ drive and from there you can get around Norwich or to Great Yarmouth with ease.





















INFORMATION



On The Doorstep

Just down the road is the Shoulder of Mutton pub as well as Strumpshaw Hall and its famous steam museum. The village of Lingwood is less than a mile away, with both, primary and middle school, a post office, Spar convenience store, public house, Fish and Chip Shop and railway station with trains to Great Yarmouth and Norwich.

How Far Is It To?

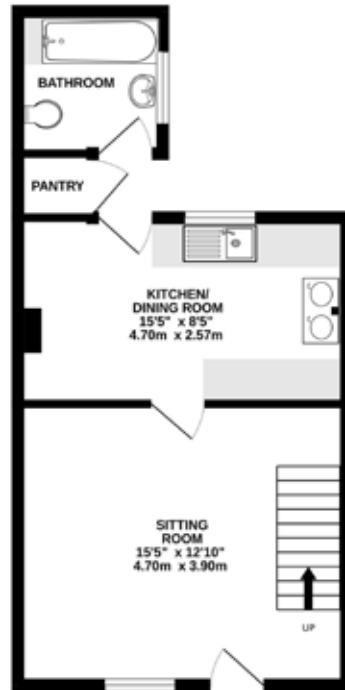
Access from The Broads can be gained either from Brundall situated on the River Yare or Wroxham, the acknowledged centre of The Broads network which is approximately 8 miles distance. Strumpshaw is well placed for the cathedral city of Norwich, which lies approximately 10 miles west, with its wide variety of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth is approximately 12 miles to the east boasting 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid various rides, shops and amusement arcades.

Directions

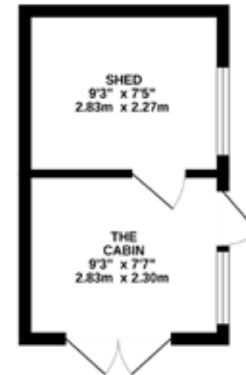
Leave Norwich on the A47 heading east. At the Postwick Interchange take the 2nd exit onto the A47 slip road to Great Yarmouth/Brundall. Merge onto Yarmouth Road/A47. At the roundabout take the 3rd exit onto Cucumber Lane. Cucumber Lane turns left and becomes The Street. Follow this road which becomes Strumpshaw Road and then Long Lane. Continue to follow Long Lane, which in turn becomes Norwich Road and after passing a large field on your right, number 51, will be found shortly after, clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

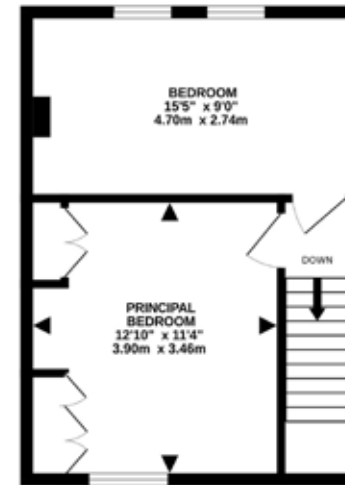
Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk
Broadband Provider - currently EE, please see www.checker.ofcom.org.uk
Broadland District Council - Council Tax Band B
Freehold



GROUND FLOOR
362 sq ft. (33.5 sq.m.) approx.



OUTBUILDING
129 sq ft. (12.9 sq.m.) approx.

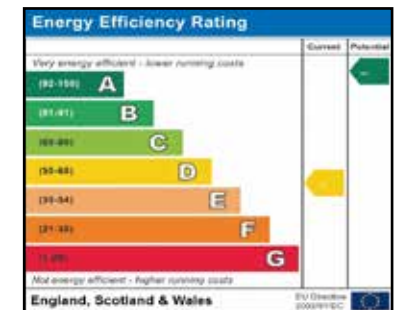


1ST FLOOR
328 sq ft. (30.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 710 sq.ft. (66 sq.m.) approx.
TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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