



# HOLLY TREE COTTAGE

LOW ROAD, NORTON SUBCOURSE  
GUIDE PRICE £440,000



Endearing three bedroom cottage which has been beautifully renovated by the current owners and sits quietly in the South Norfolk countryside.

**A lovely, vaulted entrance hall greets you as you enter the property and provides useful storage as well as providing an ideal space for coats and boots. The two main reception rooms to the property are well proportioned and are beautifully presented. Both have lovely views and direct access to the garden.**

The kitchen/breakfast room is accessed from the dining area and is fitted with a good range of units and a central island which incorporates a double oven and hob. Leading on from the kitchen is a utility room and WC.

On the first floor there are three bedrooms and a family bathroom. The master bedroom is particularly appealing, incorporating a cleverly designed en-suite shower room and built in wardrobe.

Outside, the property sits well in the plot with gardens to all elevations. A gravel driveway leads to a detached single garage behind which sits an incredibly exciting annex which is currently used as an office. The building has a wood burning stove which provides a

lovely focal point to the room and could easily serve as a guest bedroom.

Purchasers may also care to note that planning permission has been granted for a two-bay cart lodge (further details held by the Agent).

### SERVICES

Mains water and electricity are connected. Drainage is to a private system and heating is provided for by way of an oil boiler. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

South Norfolk Council





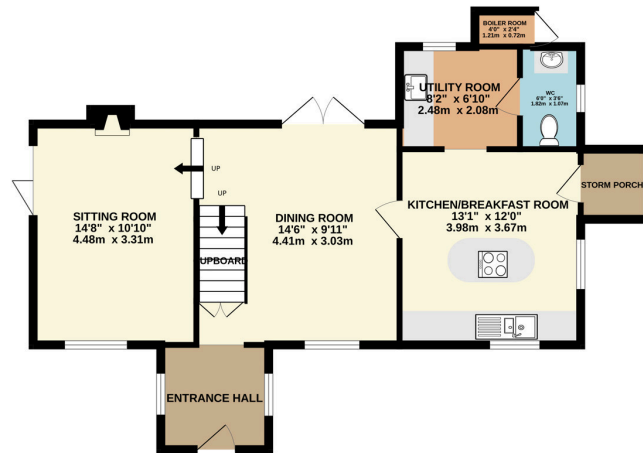




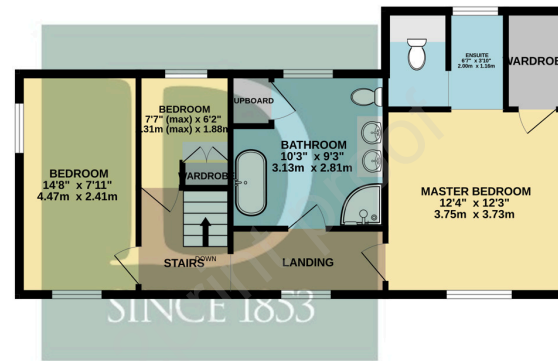
IDYLIC RURAL  
LOCATION



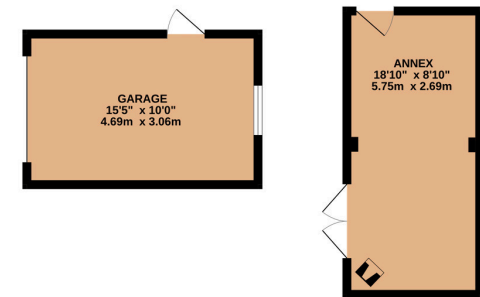
GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



OUTBUILDINGS  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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## FLOOR PLAN



## LOCATION PLAN



**Residential** **Agricultural** **Commercial** **On Site Auctions** **Property Management** **Building Consultancy** **Auction Rooms** **Holiday Cottages**

## IMPORTANT NOTICE

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