



THE STORY OF

2 Walnut Tree Cottages

Besthorpe, Norfolk

SOWERBYS



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2 Walnut Tree Cottages

Silver Street, Besthorpe,
Norfolk, NR17 2LF

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Semi-Detached Cottage Dating to Early 1900's

Comprehensively Renovated and Improved

Immaculately Presented with High
Specification Fittings and Finishes

Spacious Sitting Room with Open Fireplace

Fitted Kitchen/ Dining Room with Integrated Appliances

Three Bedrooms, En-Suite and Family Bathroom

Landscaped Rear Garden with Decking and Pergola

Garage and Driveway

No Onward Chain

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“Moving here provided us with more space and a quieter more relaxing way of life.”

Situated just a few miles outside of the popular market town of Attleborough, you will find this charming semi-detached Edwardian cottage, which is thought to date back to the early 1900s. In recent years, the current owners have set about a comprehensive restoration with a no-expense-spared approach, creating the immaculately finished home which we find today.

The property enjoys deceptively spacious accommodation arranged over two floors, extending to over 1,000 sq. ft. You will discover an excellent flow throughout

the home, which retains a great degree of character and charm contained within warm and cosy rooms, along with more open-plan spaces which are perfect for modern family life and entertaining.

Accommodation briefly comprises a large sitting/family room with an open fireplace, a fitted kitchen/dining room with integrated appliances, a cloakroom/utility, and a family bathroom on the ground floor. Upstairs, there are three bedrooms and an en-suite shower room to the principal bedroom.





Externally, the beautifully landscaped rear garden boasts a patio which wraps around to the side and rear of the cottage, a lawn intersected by a block weave path leading up to an expansive decked area topped with a pergola, which is the perfect suntrap on a summer's day!

Finally, to the side of the garden, gated access leads to a garage and a brick weave driveway, where a convenient EV charging point adds to the versatility.



Bedroom 1
15'9" x 9'9"
(4.79m x 2.97m)

First Floor
Approximate Floor Area
453 sq. ft
(42.11 sq. m)

WC
5'5" x 3'2"
(1.66m x 0.97m)



Garage
18'0" x 12'1"
(5.49m x 3.68m)

Outbuilding
Approximate Floor Area
375 sq. ft
(34.84 sq. m)



Decked Garden Pagoda
15'2" x 10'5"
(4.62m x 3.17m)



Ground Floor
Approximate Floor Area
642 sq. ft
(59.64 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Besthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



The small village of Besthorpe is located approximately 1 mile from Attleborough and is within

close proximity to Wymondham College. Attleborough is a market town situated between Norwich and Thetford. The town

has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from the Vendor



“We have loved the quiet, character features, lovely views and great neighbours surrounding us.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Private sewerage treatment plant.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 8208-7124-5200-7729-8996

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///argue.appendix.stunner

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