



9 VICTORIA COTTAGES

HALL LANE, WACTON, NR15 2UH







A charming and superbly updated Victorian cottage with delightful south-facing garden and parking for two cars

The property is a charming Victorian mid-terrace cottage in the heart of Wacton. It has been the subject of a complete refurbishment by the current vendor and is very well-presented throughout with character and charm. Of particular note, the vendor has fitted Karndean flooring throughout excluding the kitchen, added a new Charwood wood stove, installed a hand-built kitchen, replaced the shower room and landscaped the garden.

A bridge from the pavement leads to the front garden with established shrubs. The front door opens to the entrance hall with attractive floor and stairs to the first floor. There is a sitting room to the front with Stovax multi-fuel stove and a dining room at the rear. Off the dining room is a useful larder/storage cupboard. The kitchen is at the rear and fitted with a range hand made wooden kitchen units painted in Farrow & Ball paint, complete with butler sink. There is a door to the garden. On the first floor are two double bedrooms and an attractive walk-in shower room.

The rear garden is a delightful

feature. There is an alfresco eating area immediately to the rear of the cottage, bordered by established shrubs. Attached to the rear of the kitchen is a storage cupboard and boiler cupboard. The central area of the garden is laid to lawn bordered by a wide array of mature shrubs. At the end of the garden is a gate leading to off road parking spaces for two vehicles.

#### SERVICES

LPG central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band B

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

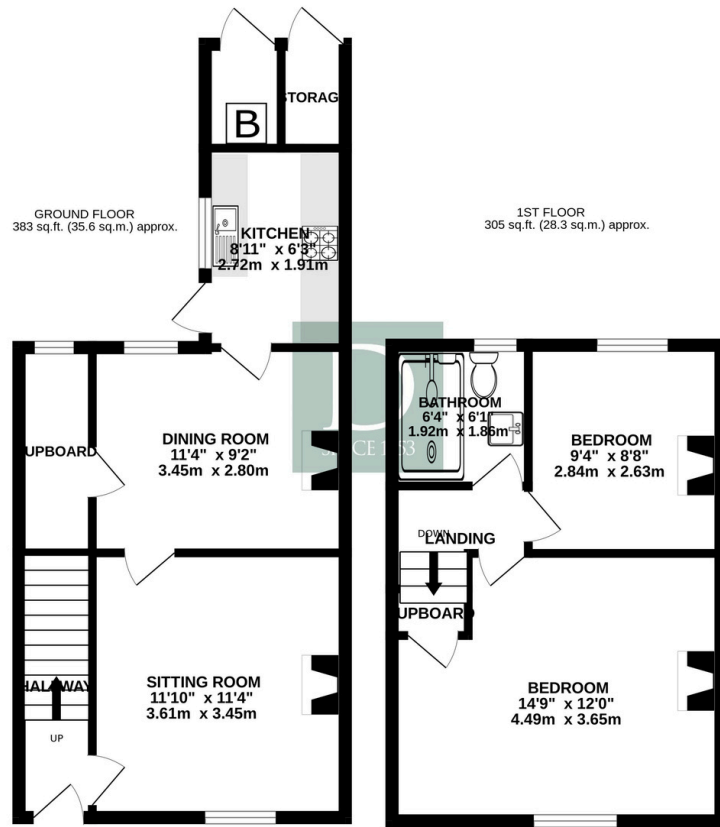








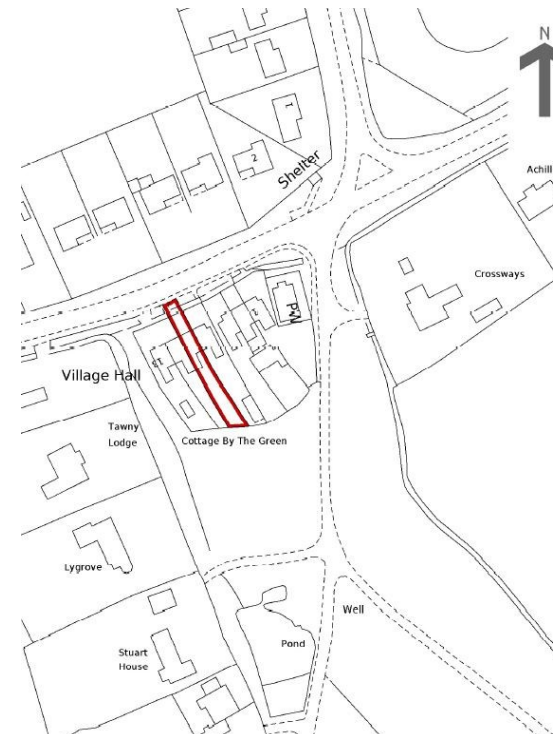
## FLOOR PLAN



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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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## LOCATION



Wacton is a peaceful semi-rural location with village hall, church and bus stop. The area is wonderful for dog walking with many routes around farm fields and there is also the common with fishing lake. The Local Pub/Restaurant in next village of Great Moulton (The Fox & Hounds) is approximately a 20 minute walk. Long Stratton is approximately 1.5 miles from Wacton and has a Co-op and other amenities.

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