



**Gardener's Cottage.**  
**Rectory Road,**  
**WOOD NORTON.**  
 NR20 5BA.

Offers sought in the region of  
**£340,000**  
 Freehold

**NO ONWARD CHAIN.**

Delightful, detached, 19<sup>th</sup> Century Period Character Cottage with deceptively spacious centrally heated and double glazed accommodation, including 2 reception rooms, kitchen, shower room, 28ft Conservatory, utility room, Master Bedroom with En-Suite Shower and 2 further Bedrooms.

There is off street parking, a garage/store and a very attractive Cottage Garden with lawned areas, well stocked flower and shrub beds, a secluded patio area and separate former kitchen garden adjoining open farmland.

**Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

**Directions:** From Fakenham take the A.1067 Norwich road, and proceed for 6 miles into Guist. Turn left onto the B1110, as signposted Holt, and continue for a further 1½ miles. Turn right as signposted Wood Norton, follow the road into the centre of the village, and bear left into Rectory Road. The property is on the left, as marked by a for sale board.

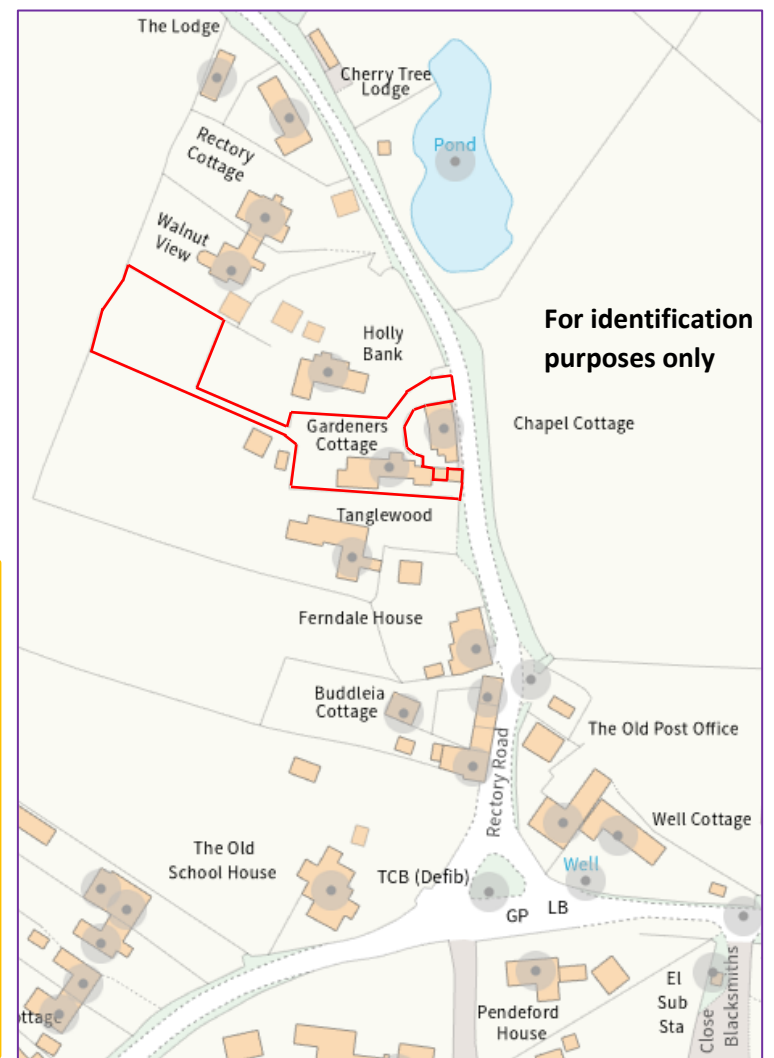
**Location:** Wood Norton is a quiet, rural village hamlet with a beautiful historic Church, and a modern, thriving village hall with a regular indoor bowls Club and art classes. Excellent shopping, educational, sporting and leisure facilities are available in the Market Towns of Fakenham (6½ miles) and Dereham (10½ miles). The Fine City of Norwich with its direct rail link to London (Liverpool Street) and International Airport is about 20 miles distant, and the North Norfolk Coast noted for its fine sandy beaches, golf and sailing amenities is 13 miles away.

**Services:** Mains water, electricity and a private drainage system are connected to the property.

**District Authority:** Breckland District Council, Dereham. Tel: (01362) 656870.

**Tax Band:** D.

**EPC:** TBA



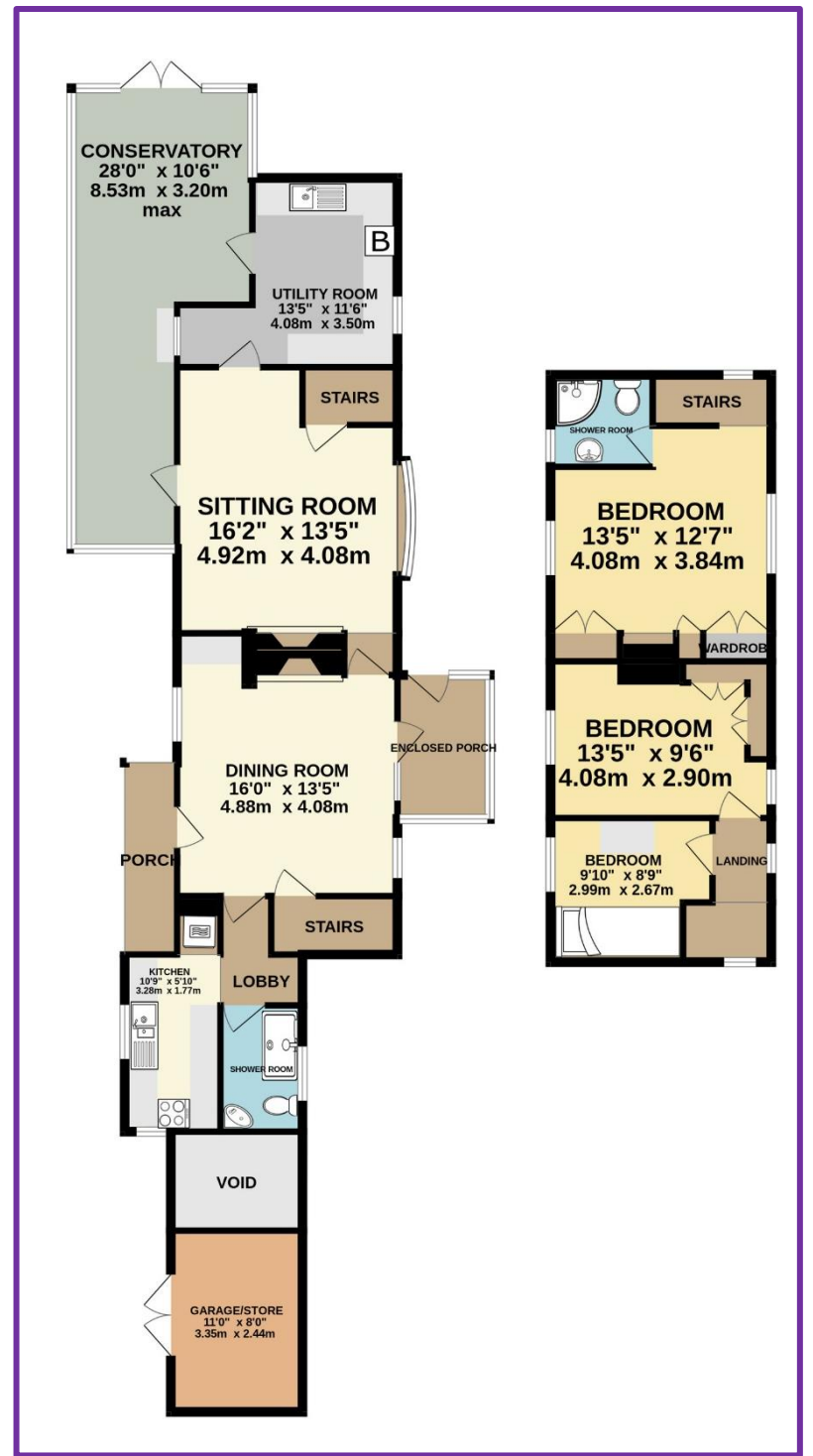
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.**  
**Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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**Entrance Porch:** with double glazed door to;

**Dining room:** 16'0" x 13'5", (4.9m x 4.1m) max. Brick fireplace with raised tiled hearth, wood burner, timber surround and mantle shelf. Adjoining built-in dresser with cupboards, shelves and cupboards over. Understairs cupboard. Ceiling beam. 2 double wall lights. Roller blind. Double glazed door to;

**Rear Enclosed Entrance Porch:** with quarry tiled floor, fitted shelves and double glazed door to outside.

**Inner Lobby:** Fitted shelves. Appliance recess. Small hatch to roof space. Half double glazed door to shower room, and opening to;

**Kitchen:** 10'9" x 5'10", (3.3m x 1.8m). 1½ bowl ceramic sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers and cupboards under. Built-in "Hotpoint" 4 ring electric hob unit, and built-in double oven with cupboard over and under. Matching range of wall mounted cupboard units. Extractor fan. Spotlights. Roller blind.

**Fully tiled shower room:** Walk-in shower cubicle with fitted screen. Hand basin. Low level WC. Vertical blind.

**Sitting room:** 16'2" x 13'5", (4.9m x 4.1m) max. Recessed fireplace with wood burner on quarry tiled hearth. Understairs cupboard. Fitted shelves. Ceiling beams. Wall lights. TV point. Door to utility room. Glazed door to;

**Conservatory:** 28'0" x 10'6", (8.5m x 3.2m) max, with grape vine. Full length secondary double glazed windows. Polycarbonate roof. Quarry tiled floor. Spot lights. Twin double glazed doors to outside. Glazed door to;

**Utility room:** 13'5" x 11'6", (4.1m x 3.5m) max. Stainless steel sink unit with pedestal mixer tap. Set in work top with part tiled splashback, and drawers, cupboards, appliance

space, plumbing for washing machine and "Camray 5" oil fired central heating boiler under. Fitted wall cupboards. Fitted shelf. Feature semi-circular window.

A "Norfolk Winder" staircase leads from the Sitting room to;

**Master Bedroom:** 13'5" x 12'7", (4.1m x 3.8m) max. Full width range of 2 double fitted wardrobe cupboards, shelved cupboard and fitted shelves. Wainscot. Ceiling beams. Hatch to roof space. Wall light. Spot light. Roller blind. Glazed door to;

**En-Suite Shower room:** Fully tiled shower cubicle with sliding glass screen door. Hand basin with tiled splashback, and drawers and cupboards under. Low level WC. Heated towel rail. Ceiling recessed spotlights. Vertical blinds.

A second "Norfolk Winder" staircase leads from the Dining room to;

**Small Landing:** Hatch to roof space. Ceiling beam.

**Bedroom 2:** 13'5" x 9'6", (4.1m x 2.9m). Built-in wardrobe cupboard and shelved cupboard with louvered doors. Fitted shelves. Ceiling beam. Wall light. Vertical blind.

**Bedroom 3:** 9'10" x 8'9", (3.0m x 2.8m) max. Fitted bed with cupboards under. Fitted desk and shelves. Roller blind.

**Outside:** A short drive providing off street parking, leads to an attached **Garage/Store, 11'0" x 8'0", (3.4m x 2.4m)**, with double timber entrance doors and electrical connection.

The property stands in a very pretty cottage garden with areas of lawn, well stocked flower and shrub beds and a nicely secluded patio area with decked area, **tool shed & Garden Shed 8'0" x 6'0"**. A grassed path leads to a separate former kitchen garden area with fruit trees, which immediately adjoins open farmland.

On the North side of the cottage double timber gates lead to a further **car parking space**, and direct access to Rectory Road.

