



## 4 Cement Cottages Butt Lane, Burgh Castle

£230,000 Freehold

Well-proportioned end-terrace offering parking for four vehicles, lounge with wood-burning stove, dining area, modern kitchen, and bathroom with independent bath heater. Three bedrooms and a very large rear garden with shed and wood store complete this practical home.

Council Tax band: B

Tenure: Freehold

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## Location

Burgh Castle is a village in Norfolk, set beside the Rivers Waveney and Yare and known for the impressive remains of a late 3rd-century Roman fort, one of the best-preserved Roman sites in Britain. Visitors can explore the substantial flint and tile walls and enjoy scenic views across Breydon Water and the surrounding marshes.

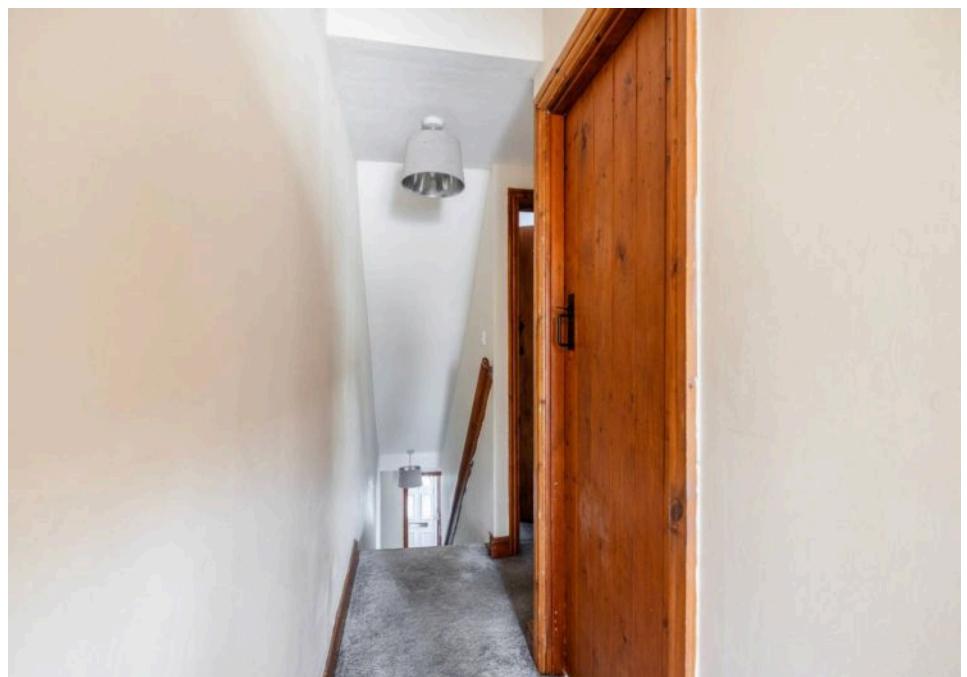
The village itself offers a couple of traditional pubs, including The Queen's Head and The Fisherman's Inn, where you can enjoy food and drink close to the water. While Burgh Castle has lost its only shop and post office, nearby Belton provides essential amenities including a Tesco Express and an independent pharmacy, and Gorleston-on-Sea and Great Yarmouth are a short drive away for wider shopping.



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The area is popular for walking, birdwatching, and exploring local history, with scenic footpaths linking to neighbouring Broads countryside and coastal attractions.

## Cement Cottages

This end-terrace home offers off-road parking to the front, providing space for approximately four vehicles. A practical enclosed porch leads into the main living accommodation, providing a convenient entrance.

The lounge features a wood-burning stove and flows into the dining area, creating a practical open-plan layout ideal for everyday living and dining. The modernised kitchen is well-equipped and designed for functionality, offering ample workspace and storage. The bathroom has also been updated, with contemporary fittings and a separate bath with an independent heater.

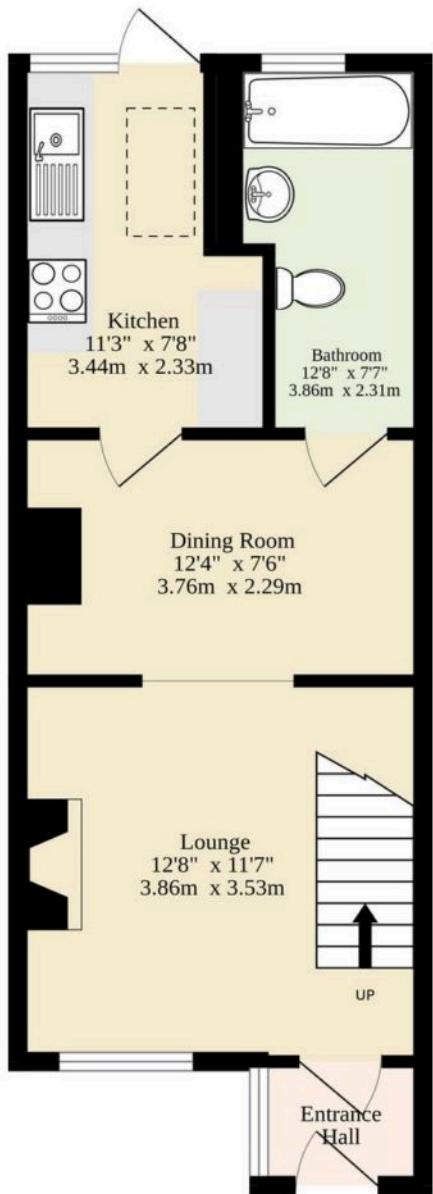
Upstairs, a central landing provides access to three well-proportioned bedrooms, each offering flexibility for family use, guests, or home working.

The property benefits from an extremely spacious rear garden, mainly laid to lawn, bisected only to allow bin access without affecting the main usable space. A storage shed and dedicated wood store add practical outdoor storage.

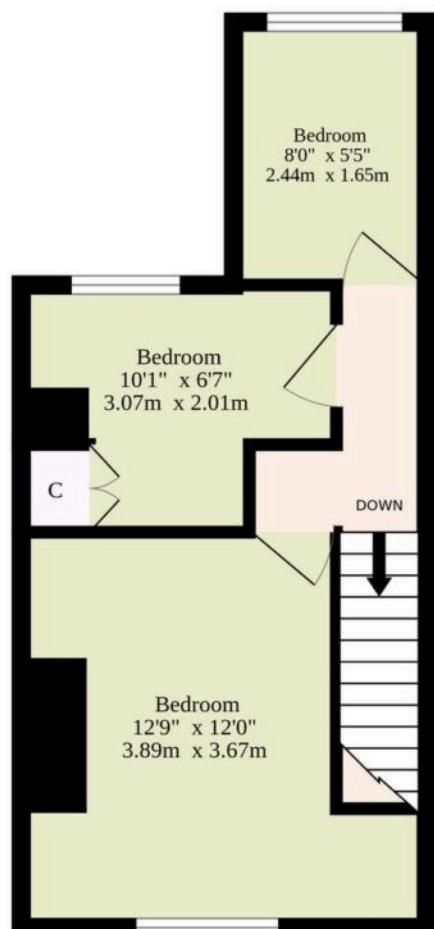
## Agents Note



Ground Floor  
418 sq.ft. (38.8 sq.m.) approx.



1st Floor  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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