



Station Road, Cantley - NR13 3SH

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&  
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HYBRID ESTATE AGENTS



## Station Road

Cantley, Norwich

This semi-detached COTTAGE has undergone EXTENSIVE RENOVATION including the addition of a DUAL FRONTED MULTI-FUEL BURNER that provides CHARM and CHARACTER to both the SITTING ROOM and DINING ROOM along with the EXPOSED BRICKWORK and TIMBERS. The KITCHEN boasts REAL WOOD WORK SURFACES with contrasting cabinets and a BUILT-IN BREAKFAST BAR and a door to the LARDER/STORAGE ROOM. Finally to the ground floor there is an INNER HALL and FAMILY BATHROOM. Heading upstairs you'll find THREE DOUBLE BEDROOMS of which the MASTER is EN SUITE. To the outside, there is an ADJACENT LAWNED GARDEN with ample space for ENTERTAINING and also included with this property is a PARCEL OF LAND opposite the property that enjoys VIEWS OVER THE MARSHES towards REEDHAM and would be perfect for a STAY CATION or CAMPING IN THE GARDEN throughout the summer with FRIENDS and FAMILY.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Home
- Cottage Feel and Finishes
- Dual Fronted Multi-Fuel Burner
- Sitting Room & Dining Room
- Modern Kitchen with Real Wood Work Surfaces
- Three Bedrooms with En Suite to Master Bedroom
- Side Gardens and Additional Land Opposite
- Off Road Parking

The Broadland Village of Cantley is located East of the Cathedral City of Norwich and is tucked away in the Norfolk Countryside but located within only four miles of both Acle and Brundall. The village itself offers a range of amenities including a railway station, local public houses and restaurants and a Primary School. Being close to both Acle and Brundall means there is easy access to a variety of local shops, surgeries and of course the leisure activities associated with the Norfolk Broads.

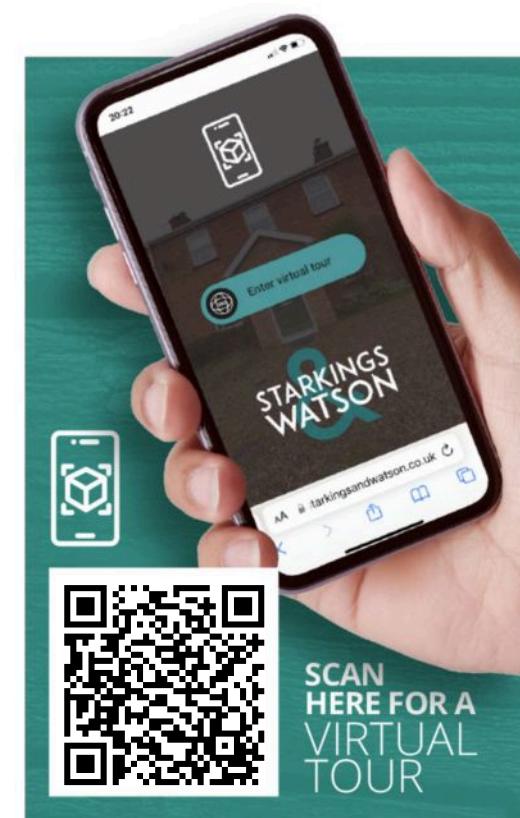


## SETTING THE SCENE

The property is approached via a hardstanding footpath with access to the adjacent side garden and main entrance.

## FIND US

You may wish to use your Sat-Nav (NR13 3SN), but to help you... Leave Norwich via the A47 heading towards Great Yarmouth. Proceed straight over the Brundall roundabout and through the single carriageway. Turn right across the dual carriageway signposted Cantley and turn immediately left onto High Road. Follow this road up and over the hill and into Beighton. Proceed through Beighton and into Cantley following round at the 'S' bends. Just before the railway line, turn right onto Station Road and the property can be found on the right hand side with the additional parcel of land and parking on the left.

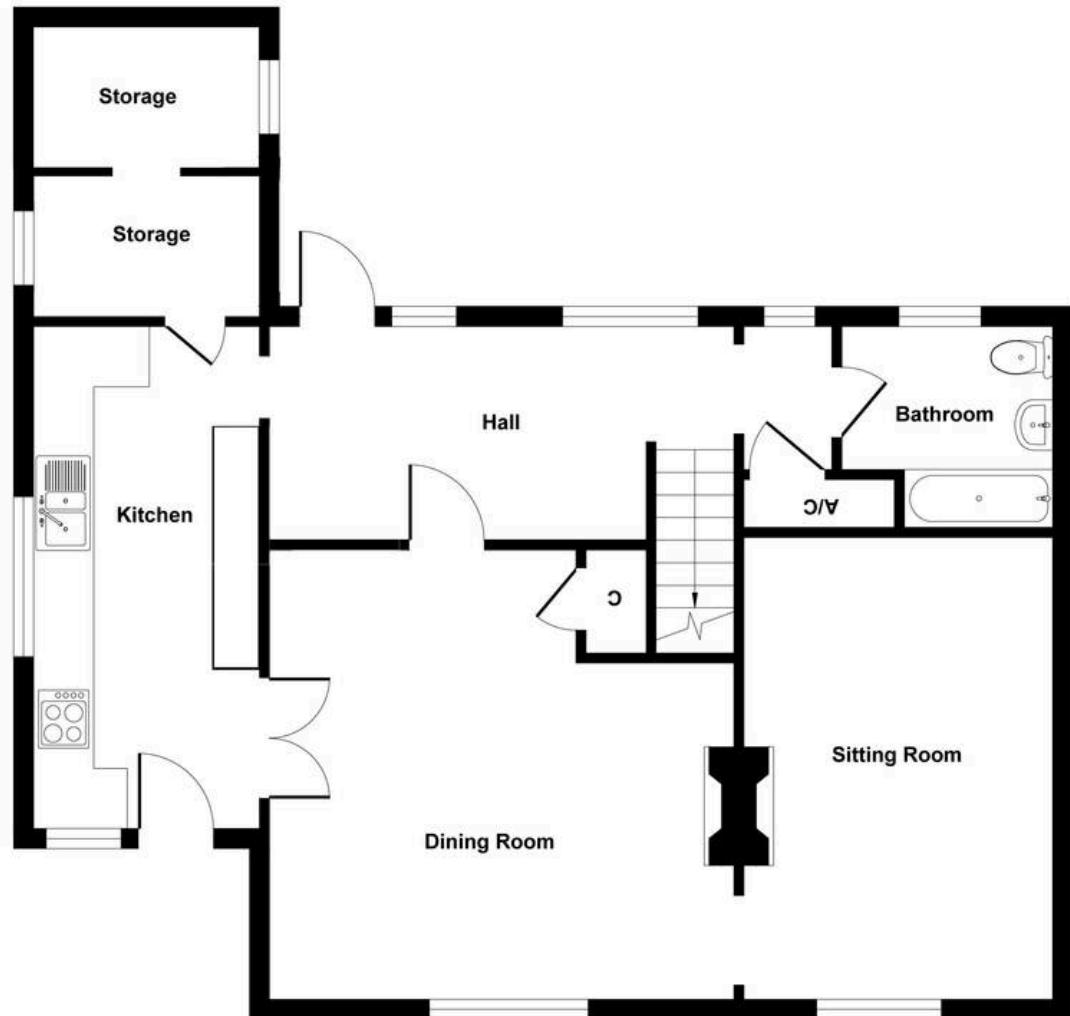






## THE GREAT OUTDOORS

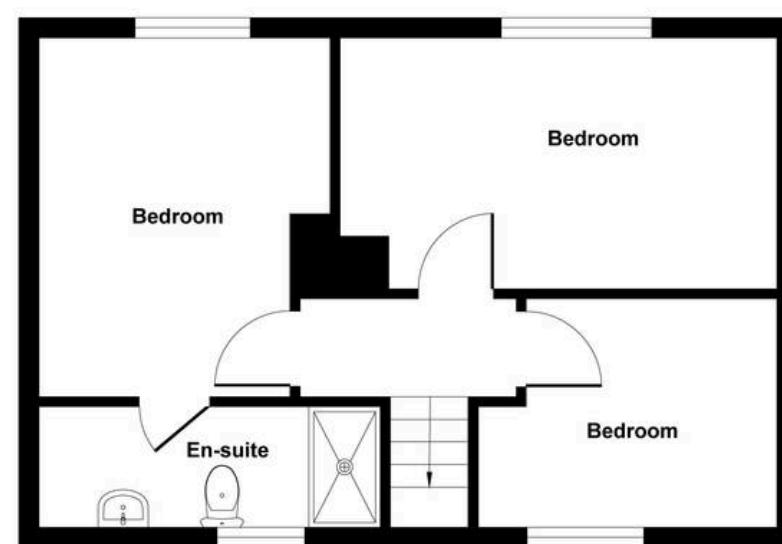
Leaving the property via the hall door this leads you to a side garden which is perfect for a bistro set and an evenings entertainment. Opposite the property after crossing the road, there is a larger garden which is also included within the sale of this property. This area is currently laid to lawn with a range of trees, shrubbery and plantings. Beyond the rear garden there are views over the marshes and to the river. The current vendor had planned to build a summer house/log cabin on site to enjoy an evenings sun.



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Ground Floor  
Approximate Floor Area  
748 sq. ft  
(69.49 sq. m)

Approx. Gross Internal Floor Area 1146 sq. ft / 106.46 sq. m



First Floor  
Approximate Floor Area  
398 sq. ft  
(36.97 sq. m)



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.