If you're looking for period charm and character and contemporary amenities and style, this semi-detached cottage will appeal. Located on the edge of a popular Broadland village with delightful mature gardens, the cottage has been extended and sympathetically updated. The stunning dining/family room with vaulted, beamed ceiling adds a definite "wow" factor, as does the adjoining kitchen. The attractive master bedroom suite has a well fitted dressing area and en-suite bathroom, there is a second family bathroom and three further bedrooms. Detached double garage, brick and tiled studio/games room, plenty of off-road parking. Gas central heating.

**Property Features**

- Delightful character cottage in an attractive location on the edge of a popular Broadland village
- Four bedrooms, master en-suite, three reception rooms
- Generous, mature gardens, detached double garage and brick and tiled studio/workshop
- EPC rating C
ENTRANCE DOOR TO:-

ENTRANCE HALL
Built-in storage cupboard. Tiled floor.

WC
WC and wall mounted wash basin.

FAMILY ROOM/STUDY
17’ 7” x 12’ 3” overall (5.36m x 3.73m overall) This room has a study area and open arch to the family room, with tiled floor.

SITTING ROOM
15’ 11” x 13’ 3” (4.85m x 4.04m) Fireplace with tiled hearth, inset wood burning stove and timber surround. Built-in storage cupboard. Understairs storage cupboard. Tiled floor. Part glazed door to the rear garden.

KITCHEN
16’ 1” x 9’ 11” (4.9m x 3.02m) A comprehensive range of fitted base and wall units. Space for range cooker with extractor hood above. Tiled floor.

UTILITY ROOM
6’ 9” x 6’ 6” (2.06m x 1.98m) A range of fitted base units. Space for washing machine, dishwasher and fridge/freezer. Tiled floor.

From the kitchen an open arch leads to the dining/garden room.

DINING ROOM/GARDEN ROOM
13’ 11” x 11’ (4.24m x 3.35m) A stunning addition to the original cottage, with vaulted beamed ceiling and exposed brickwork. Windows to three sides and French doors to the garden.

FIRST FLOOR LANDING
MASTER BEDROOM SUITE
DRESSING AREA
12’ 11” max, 9’ 4” min x 10’ 1” (3.94m max, 2.84m min x 3.07m) Attractive dressing area with built-in wardrobes.
Open arch leading to the bedroom area.

**BEDROOM AREA**
10' 1" x 9' 11" (3.07m x 3.02m)

**EN-SUITE BATHROOM**
9' 10" x 5' 8" (3m x 1.73m) Panelled bath with shower over, WC and pedestal wash basin. Tiled walls. Heated towel rail.

**BEDROOM TWO**
12' 3" x 9' (3.73m x 2.74m) Built-in wardrobes. Window and Velux roof light.

**BEDROOM THREE**
12' 5" max, 9' 11" min x 8' 1" (3.78m max, 3.02m min x 2.46m) Built-in wardrobes. Open arch connecting to bedroom four.

**BEDROOM FOUR**
12' 5" x 12' 4" (3.78m x 3.76m)

**FAMILY BATHROOM**
6' 10" x 6' 3" (2.08m x 1.91m) Panelled bath with shower over, WC and vanity unit with inset wash basin. Spot lights. Tiled walls.

**OUTSIDE**
The property is approached from the road by a brickweave driveway. There are double five bar gates opening to a further parking and turning area for several vehicles. The front garden, which is enclosed by an attractive part flint and part brick wall, is laid to lawn with established shrubs, trees and mature hedging. There is a detached DOUBLE GARAGE, 18'6" x 18'; two up-and-over doors, power and light. To the rear of the garage is a lean-to wood store, while to the side is a hardstanding suitable for caravans, boats, motor homes, etc. The delightful mature rear garden has a wide variety of mature shrubs and trees, beds and borders. There is a covered pergola with seating area and mature wisteria, a brick and tile OUTBUILDING, 19' x 11'3", which is ideal for a studio/games room. Brick and tile pump room and a substantial ornamental pond. Immediately behind the sitting room is a paved patio.

**COUNCIL TAX BAND**
D

**SERVICES**
Mains electricity, gas, water and drainage.

**LOCATION**
Dakenham Hall Cottage is located on the edge of this popular Broadland village opposite the approach to Salhouse Station. Salhouse has a public house/restaurant, primary school, village shops with café and access to the Norfolk Broads network at Salhouse Broad. Salhouse has a regular bus service to Norwich and the nearby Broads capital of Wroxham, which offers a further extensive range of amenities.

**DIRECTIONS**
From Wroxham/Hoveton village centre pass over the river bridge and continue on the Norwich Road as far as the mini roundabout. Turn left signposted Salhouse and follow the road into Salhouse village. At the mini roundabout turn right, then right into Station Road. Continue under the railway bridge, where Dakenham Hall Cottage will be found immediately on the left hand side, indicated by an Arnolds Keys Collection For Sale board.
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.