



Station Road, Cantley, Norwich

£1,200 pcm - Tenancy Info

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
- ✓ Side Gardens and Additional Land Opposite
- ✓ Off Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



COTTAGE that 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 will 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.

LOCATION

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.

DIRECTIONS

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 property is approached via a hardstanding footpath with access to the adjacent side garden.

Entrance door to:

KITCHEN

16' 8" x 7' 2" (5.08m x 2.18m) Fitted range of wall and base level units with complementary rolled edge work surfaces and matching upstands, one and a half bowl stainless steel sink and drainer unit with mixer tap, inset five burning electric hob and built-in electric oven with extractor fan and glass splash back, tiled flooring, space for washing machine, fridge and freezer, built-in breakfast bar, door to dining room, uPVC double glazed windows to front and side, arched opening to inner hall, door to storage room which is currently divided into two and makes the perfect space for a larder, opening to:

DINING ROOM

15' 5" x 14' 1" (4.7m x 4.29m) Feature dual fronted multi fuel burner recessed into chimney breast with a tiled hearth, fitted carpet, uPVC double glazed window to front, under stairs storage cupboard, opening to inner hall and exposed brick archway to:

SITTING ROOM

15' 4" x 9' 9" (4.67m x 2.97m) This room is the other side of the dual fronted multi fuel burner with the room comprising fitted carpet, electric storage heater, uPVC double glazed window to front, wall lighting, smooth ceiling.

INNER HALL

Wood effect flooring, electric storage heater, uPVC double glazed window to rear x2, uPVC obscure double glazed door to rear, smooth vaulted ceiling with velux window, built-in storage cupboard housing the hot water cylinder, stairs to first floor landing, door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer tap and electric shower, 'Aqua board' splash backs, tiled flooring, chrome heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with loft access hatch.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, doors to:

DOUBLE BEDROOM

11' 11" x 9' 8" (3.63m x 2.95m) Fitted carpet, electric storage heater, uPVC double glazed window to front, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, chrome heated towel rail, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

14' 6" x 8' 4" (4.42m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

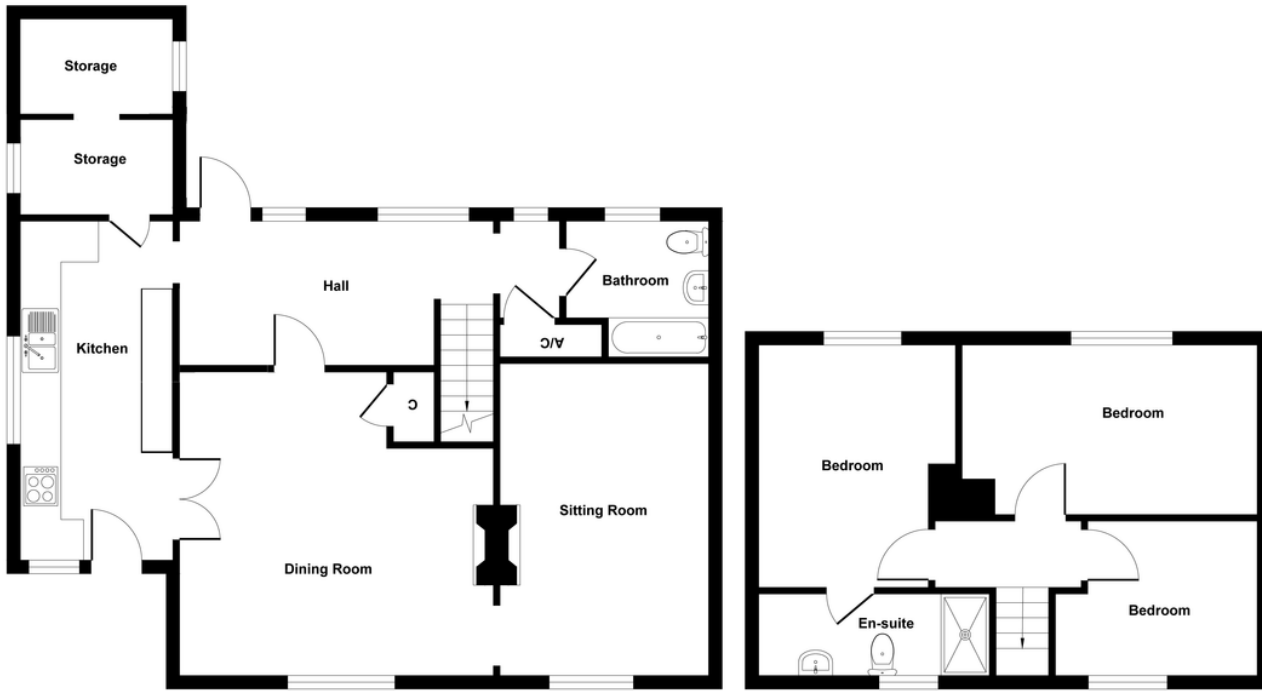
BEDROOM

9' 11" x 7' 7" (3.02m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

OUTSIDE REAR

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.





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)

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.