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Rectory Road . Norwich . NR14 8HT

**£535,000**



**A SMART DETACHED COTTAGE WITH A DETACHED ONE BEDROOMED ANNEXE WHICH COULD SERVE SEVERAL POSSIBILITIES INCLUDING AS A PERSONAL OFFICE, FAMILY SHARE, OR POTENTIAL FOR RENTAL OR HOLIDAY INCOME (SUBJECT TO RELEVANT PERMISSIONS). POSITIONED PLENTY OF OFF-ROAD PARKING - THE PROPERTY IS CHAIN FREE AND READY TO BE YOUR NEXT HOME.**

### ***The Cottage***

Recently decorated throughout with spacious accommodation with ground floor comprising entrance porch, sitting room, dining room, three piece shower suite, bedroom three/study and fitted kitchen with a range of newly fitted modern base cabinets, new stand alone oven unit with stainless steel cooker hood above. The first floor accommodation comprises landing with storage and two double bedrooms with vaulted exposed beam ceilings, the main bedroom enjoys enclosed balcony overlooking fields to rear.

### ***The Barn (annexe)***

Accommodation on one level comprising fully fitted contemporary kitchen with a range of wall and base cabinets with solid wood worktops over, eye level integrated oven and microwave, electric hob and space for fridge freezer and washing machine, double bedroom, large living dining room with patio doors opening to garden with plenty of natural light and a mezzanine area, three piece bath suite to include claw foot bath with shower over.

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The property is approached via newly erected double timber gates opening to a large shingled driveway providing plenty of private secured parking for a number of vehicles. The majority of the garden Benefits newly laid lawn and new fencing has been erected to one side.

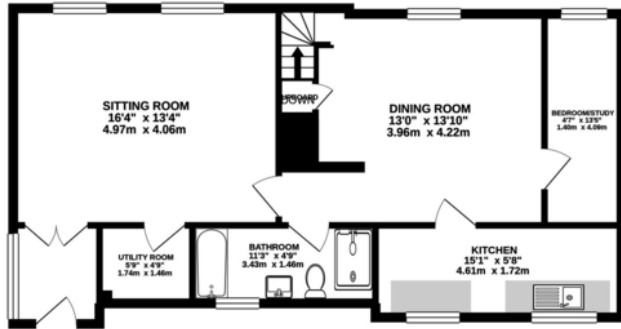


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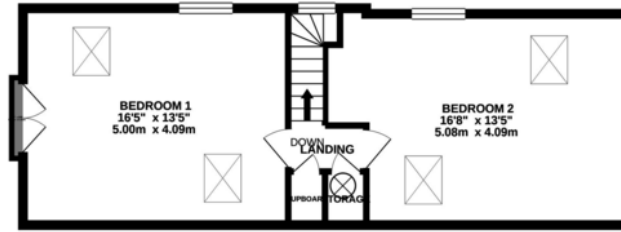




GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

Agents Note: 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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