

propertyladder



George Hill, Norwich, NR6 7DF

A Charming 2 Bedroom Cottage!

GUIDE PRICE £300,000 - £325,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TIMELESS CHARM, WITH NO ONWARD CHAIN!

This character-filled period cottage seamlessly blends timeless charm with tasteful modern decor. As you step through the welcoming entrance hall, you're led to a spacious, open-plan kitchen and breakfast room, ideal for cooking and entertaining. The ground floor also features a convenient WC and a stunning 20-foot lounge/diner, where a cosy woodburner adds warmth and ambiance, perfect for relaxing evenings in. Upstairs, two generous double bedrooms await off the landing, along with a well-appointed family bathroom. The highlight of the upper floor is a delightful balcony with picturesque field views, an idyllic spot to enjoy a quiet morning coffee or a glass of wine as the sun sets. This home offers a beautiful mix of rustic charm and contemporary comforts!



“a stunning 20-foot lounge/diner, where a cosy woodburner adds warmth and ambiance, perfect for relaxing evenings in”



Overview

- GUIDE PRICE £325,000 - £350,000
- SEMI DETACHED COTTAGE
- PRIVATE BALCONY WITH PICTURESQUE VIEWS
- GATED DRIVEWAY & 16FT GARAGE
- TWO DOUBLE BEDROOMS OFF LANDING
- NO ONWARD CHAIN
- FIRST FLOOR BATHROOM & GROUND FLOOR WC
- MODERN KITCHEN/BREAKFAST ROOM
- 20FT LOUNGE/DINER WITH WOOD BURNER
- PERIOD FEATURES THROUGHOUT





Location

Old Catton is a Norwich suburb, which lies about two miles north-east to the centre of the city of Norwich. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. It is perfectly situated for enjoying the many attractions of Norwich, which include the Cathedral, The Forum, Norwich Castle and the city's famous covered market. Norwich also has a variety of good schools in both the private and public sectors.

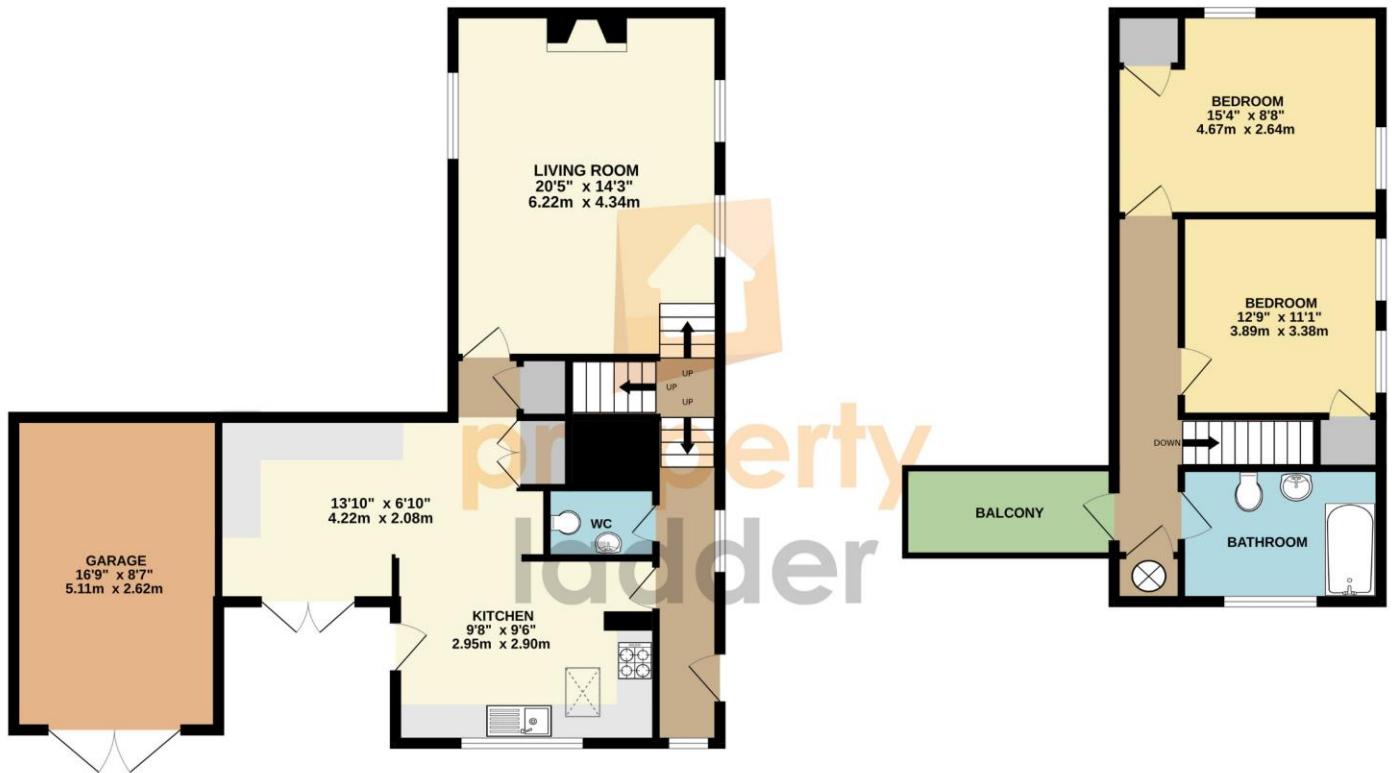


Outside

The property's outdoor space features a private, fully enclosed walled garden, mainly laid to lawn and enhanced by a lovely patio area framed with a variety of attractive plants and shrubs. Double gates open to a driveway with off-road parking, leading to a 16-foot garage that offers exciting potential for conversion into additional accommodation, subject to planning approval.

GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY:

BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, MAINS GAS

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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