



3 Sustead Lane Cottages Sustead Lane, Sustead

Guide Price £290,000 - £300,000

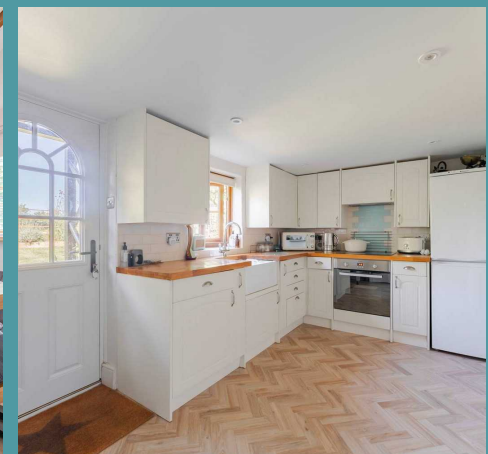
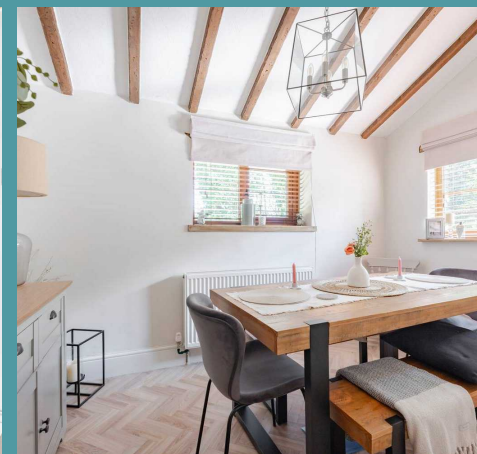
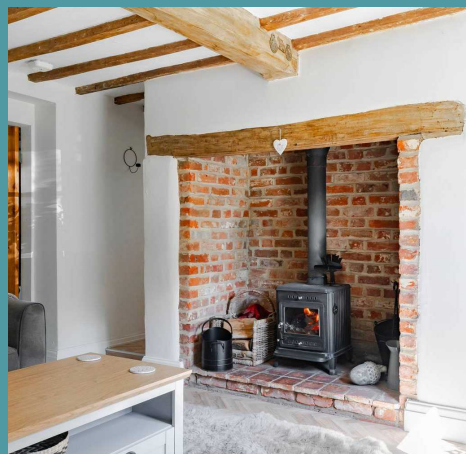
3 Sustead Lane Cottages Sustead Lane

Sustead, Norwich

Beautiful cottage filled with traditional charm and unspoilt field views. A cosy sitting room, complete with a log burner, welcomes you into this delightful home. The open-plan kitchen and dining area offer a stylish space for everyday living, while upstairs, two well-proportioned bedrooms ensure comfort for all. The cottage garden, with its mature shrubs and open views, provides a peaceful environment and ample off-street parking adds convenience. This property offers the perfect blend of character and practicality.

THE LOCATION

Sustead is a peaceful village just outside of Lower Gresham. The property boasts a nearby footpath which leads to the parish church and the National Trust's Felbrigg Park. There are shops and other facilities at Aldborough two miles to the south as well as at Roughton three miles to the east. The surrounding countryside and beaches are within a short drive.





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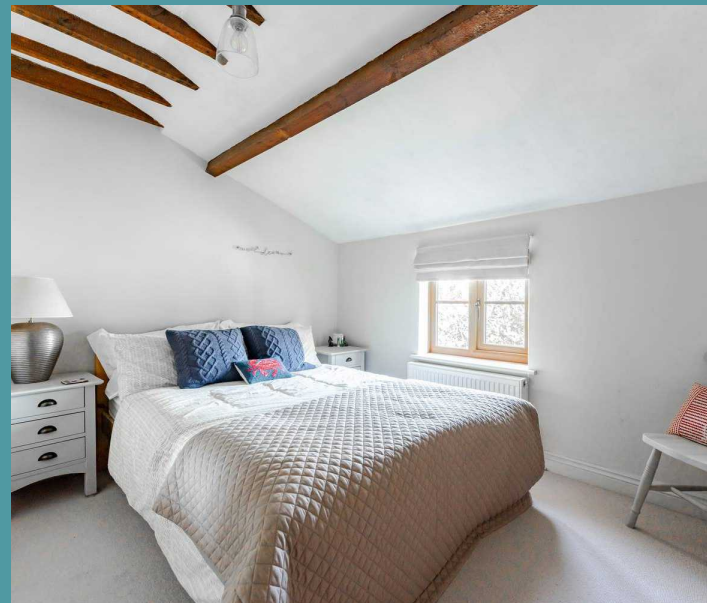
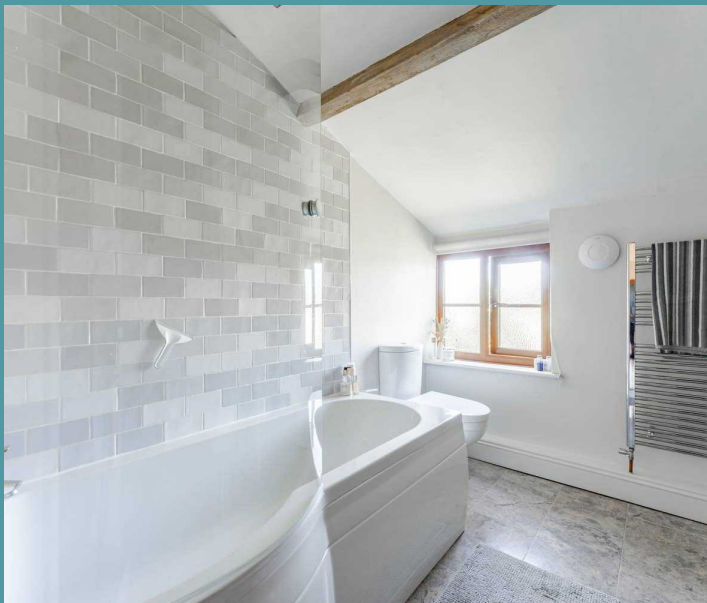
Sustead, Norwich

SUSTEAD LANE

Stepping inside, you are greeted by a cosy sitting area featuring a focal log burner framed by charming brick accents and a wooden mantelpiece, creating a warm ambience. Throughout the property, the exposed beams and original latch doors add a touch of authenticity and cottage charm, while great storage space, a rarity for a cottage, enhances practicality.

The tastefully designed kitchen offers shaker-style base and wall units, a classic Belfast sink and sleek chrome fixtures. The dual-aspect dining room is a light-filled space adorned with timber beams and new parquet-style flooring, perfect for hosting meals with loved ones.

Ascend the Norfolk Winder staircase to find two generously sized bedrooms, each offering a peaceful environment at the end of a long day. The modern and contemporary bathroom provides for self-care needs with an overhead shower catering to your preferences.





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Outside, a large-lawned plot surrounds the cottage, featuring an array of vibrant shrubbery and unspoilt field views, creating a serene backdrop for relaxation and outdoor enjoyment. Off-road parking is a valuable asset, a rare find for a property of this style, ensuring convenience and ease for residents and visitors alike.

AGENTS NOTE

We understand this property will be sold freehold, connected to mains water and electricity.

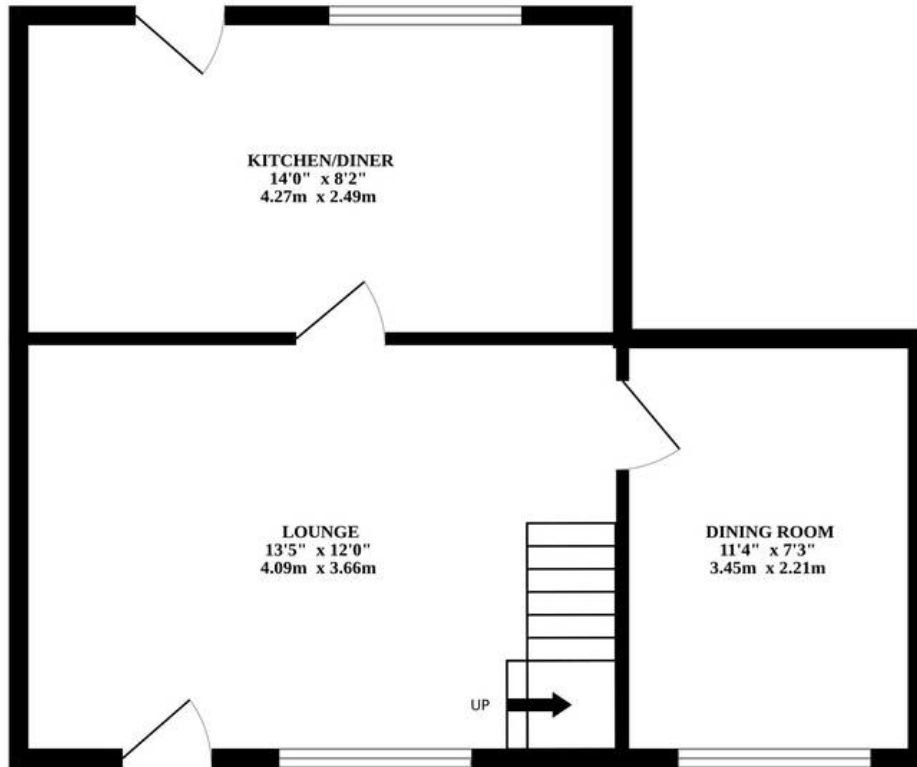
Boiler/Log Burner for heating source and septic/treatment plant for drainage.

No Chain and Double Glazed Throughout

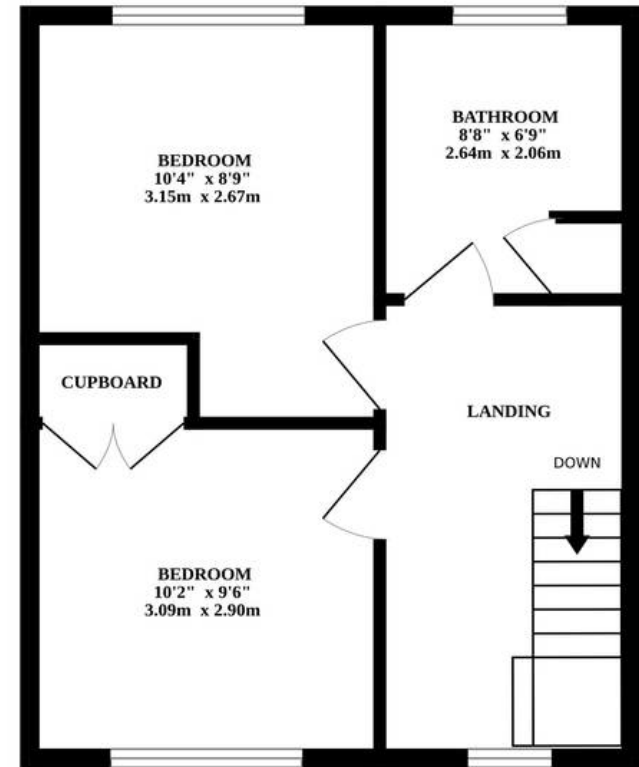
Council Tax Band - B



GROUND FLOOR



1ST FLOOR



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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