



Flintside Cottage Booseys Walk, New Buckenham

Offers in Region of £350,000

Flintside Cottage Booseys Walk

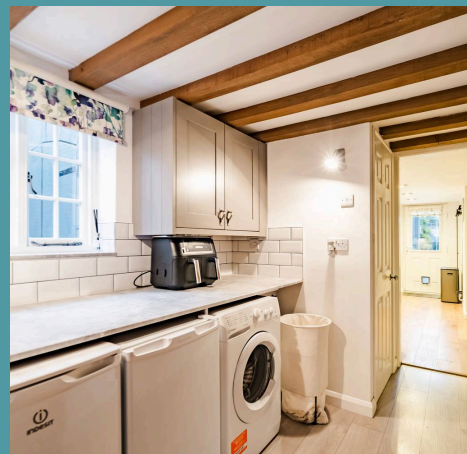
New Buckenham, Norwich

This Grade II listed cottage exudes charm and character at every corner, situated in the quaint Norfolk village New Buckenham. Steeped in history and showcasing a wealth of original features, this property presents a unique opportunity to own a piece of quintessential village life with the added benefit of no onward chain. Don't miss the chance to acquire this beautiful home and experience all it has to offer.

LOCATION

New Buckenham is a quaint village located in the county of Norfolk. Situated approximately 10 miles southeast of the city of Norwich, it sits within the South Norfolk district. The village lies near the junction of the A11 and A140 roads, making it easily accessible. New Buckenham is surrounded by rural farmland and is known for its picturesque landscape and historical charm, including several Grade II listed buildings. The village has a small population of around 1,000 people and is a part of the larger civil parish of Buckenham, which includes both New Buckenham and Old Buckenham. The area is rich in history, with notable landmarks such as the New Buckenham Castle, a medieval motte and bailey site, and a variety of traditional houses that reflect the village's heritage.

Banham lies approximately 3 miles to the west, easily accessible by rural roads, and is known for attractions like Banham Zoo. Attleborough, a larger town, about 4 miles to the south. It offers a range of amenities, including a railway station with direct connections to Norwich and London, and is situated along the A11 road, which also provides easy access to New Buckenham. The village's position makes it a peaceful yet well-connected location, surrounded by the charm of Norfolk's countryside.



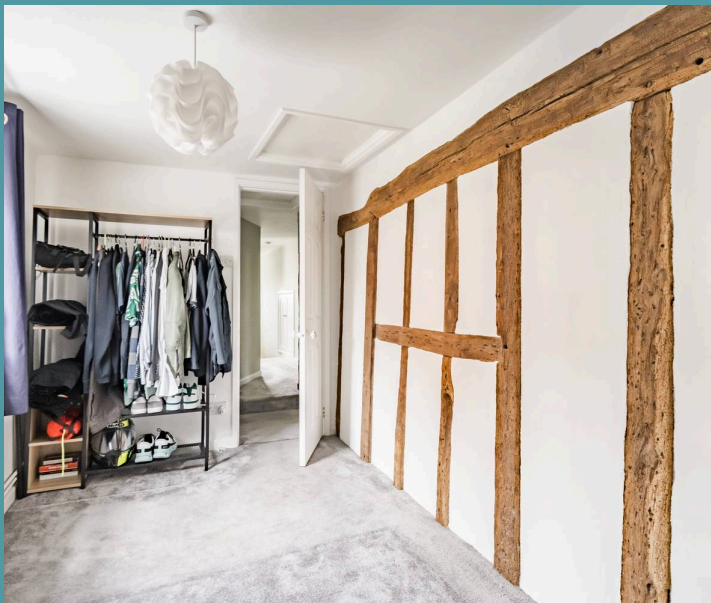
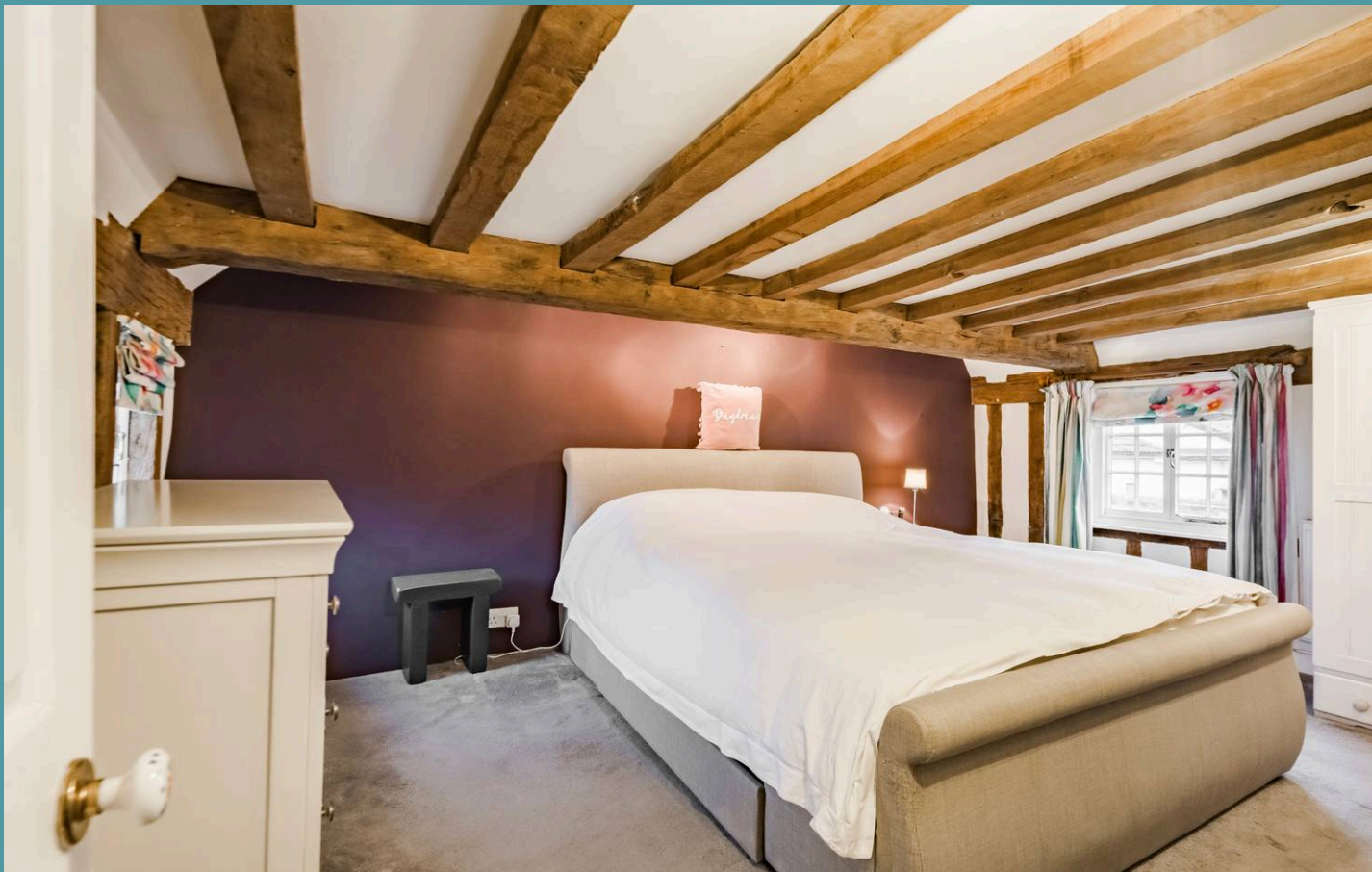
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Upon entering, you are immediately struck by the meticulous preservation of the cottage's original character. Oak doors with stained glass panels welcome you into a warm and inviting space adorned with exposed wooden beams, creating a cosy ambience throughout. The comfortable sitting room is filled with an abundance of natural light, perfect for unwinding after a long day, while the adjacent dining room

At the heart of the home lies a kitchen, well-equipped with modern fixtures and fittings that blend seamlessly with the cottage's traditional aesthetic. With sleek wall and base units, integrated appliances and plenty of storage, to enhance your cooking experience. A functional utility room provides additional storage space and convenience for daily tasks.

Ascend to the first floor where you will encounter three well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a dressing room, office or guest room, depending on your own requirements. The bathroom completes the upper floor, comprising of a contemporary three piece suite.





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Stepping outside, the property reveals a beautifully landscaped garden. It is primarily laid to lawn, with a patio area and a raised decked terrace suitable for your outdoor seating arrangements. With ample amount of space for a summerhouse or wooden shed, to store your garden equipment. Overall, it is fully enclosed so you can enjoy in seclusion.

AGENTS NOTES

We understand that this property is freehold.

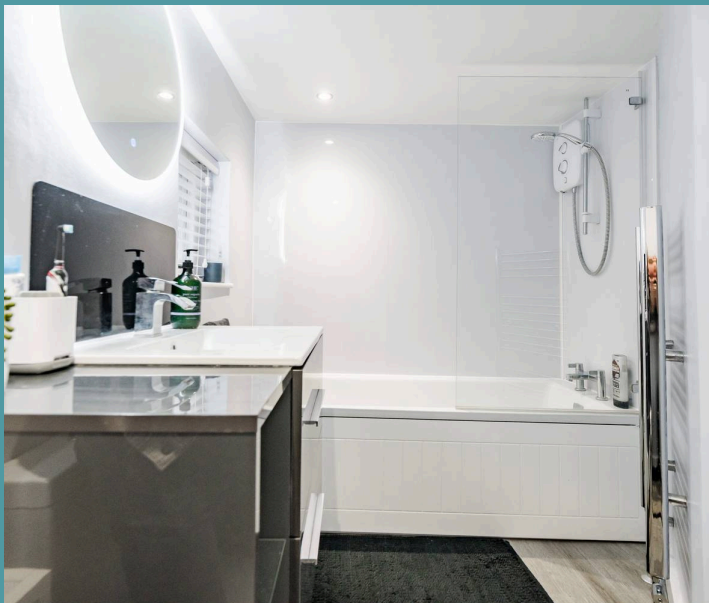
Connected to mains water, electricity and drainage.

Heating system - Oil.

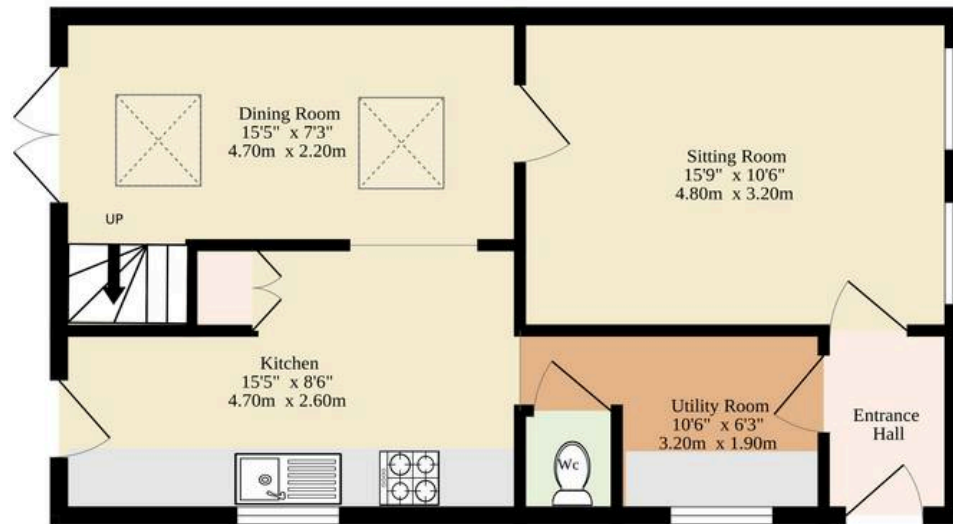
Non permit parking available.

Council Tax Band: C

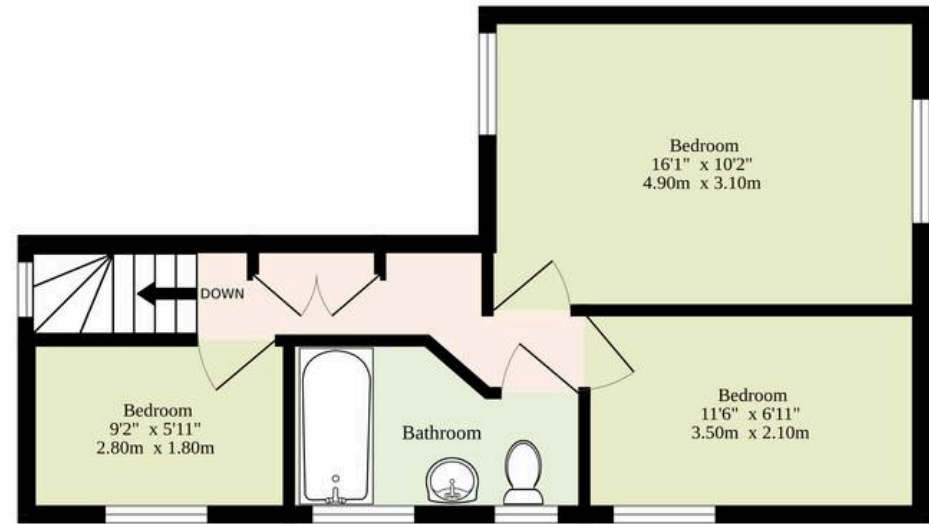
- Grade II listed cottage in the quaint village of New Buckenham
- No onward chain
- Obtaining the properties original character features including oak doors with stained glass and exposed wooden beams
- Comfortable sitting room & a dining room to encourage family gatherings
- Well-equipped kitchen & a functional utility room with modern fixtures and fittings
- Three bedrooms & a contemporary bathroom suite
- Beautifully landscaped garden with a decked terrace
- In close proximity to the Kings Head Pub, New Buckenham church, the village hall & Buckenham castle
- Short drive to Banham, Old Buckenham & Attleborough, offering a wider range of amenities



Ground Floor
474 sq.ft. (44.0 sq.m.) approx.



1st Floor
296 sq.ft. (27.5 sq.m.) approx.



Sqft Does Not Include Hallways, The Wc & The Bathroom

TOTAL FLOOR AREA : 770sq.ft. (71.5 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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