



Rectory Cottage,
Wood Rising,
Norwich,
NR9 4PJ

Guide Price £450,000 - £475,000





- Quaint chocolate box Norfolk cottage
- Set back in a generous plot
- Three/Four bedrooms
- Charming character features throughout
- Picturesque Breckland village
- Two reception rooms
- Feature wood burner and inglenook surround
- Close to Hingham
- Easy access to Norwich and NNUH

Location

Wood rising is a picturesque Breckland village Whilst having this rural setting, Rectory Cottage is not isolated being within a small cluster of properties and is only 3 miles or so from the villages of Shipdham and Hingham which provide day to day amenities, around 18 miles from the centre of Norwich, 30 miles from the North Norfolk Coast and 10 miles from Wymondham (excellent schools) which has a rail station on the Norwich to Cambridge line with commuter connections to London Kings Cross. The A11 is within 20 minutes and is now dual carriageway connecting with the A14 at Newmarket giving easy access to Cambridge and beyond.





The Property

This beautiful home has been maintained to an exceptional standard. Whilst the current owners have sympathetically taken care of the many outstanding character features, modern upgrades such as a brand-new boiler and a sitting room conversion have proved to be excellent additions. The accommodation on the ground level includes two reception rooms. The middle room complete with large wood burner and inglenook surround. The kitchen is in a country cottage style with statement pamment flooring, calor gas range cooker and plenty of pantry/storage space. To the rear of the building is the family bathroom and a full-length rear hall incorporating extra light accommodation, a utility area and cloaks lobby. Two separate staircases lead you to the first floor. There are currently three large bedrooms, all equipped with storage, generous floor area and exposed beams throughout. One of the bedrooms has had a wall removed so the currently owners could create a large office space. This space could easily be converted back into two smaller bedrooms if necessary.

Outside

The property is pleasantly approached and set back some distance beyond the landmark village sign. There is off road parking to the front. A side gate leading to the rear lawn, bordered by established plantings and mature trees. There is a large area laid to patio for outside dining, with a pathway leading to a useful courtyard to the rear of the utility for potting and drying linen.

Service

Mains water, electricity is connected. Oil fired boiler providing heating to radiators. The private drainage treatment plant has very recently been installed.

Directions

From Norwich Proceed to Hingham along the B1108 Watton Road. Continue through the village and upon leaving, past the village hall, turn right on to Woodrising Road. Follow this road for some time until you reach a T-Junction. Turn right to enter the village. Soon after on the right-hand side you will find the property behind the village sign.

Viewings

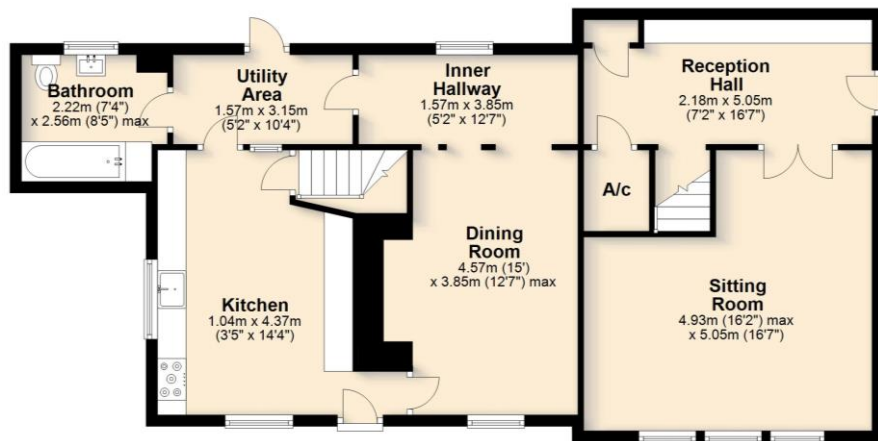
Strictly by appointment with TW Gaze.

Tenure

Freehold

Council Tax Band - D

Ref: 2/14535/SM



Ground Floor
Approx. 88.4 sq. metres (951.2 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.6 sq. feet)

Total area: approx. 151.0 sq. metres (1625.8 sq. feet)

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