

The Green, Old Buckenham, NR17

Asking Price **£525,000**

DONNA VINCENT

eXp

- Ref:DV1198
- Charming Detached Cottage Dating Back to the 18th Century
- Prominent Position Overlooking the Village Green
- Four Bedrooms & Family Bathroom
- Character Features Including Exposed Beams Throughout
- Three Reception Areas Including Separate Dining Room & Home Office
- Kitchen with Utility Area & Ground Floor Shower Room
- Impressive Inglenook Fireplaces
- Detached Garage with First Floor Storage Room Above
- Enclosed Garden with Patio & Summer House with Power Connected

Council Tax Band: E

Tenure: Freehold

Introduction

Occupying a prominent position overlooking the village green, this charming four-bedroom detached cottage dates back to the 18th century and is brimming with character, charm and original features throughout.

Having been extended over the years, the property now offers spacious and versatile accommodation ideal for modern family living whilst retaining all the character expected of a home of this era. Features include exposed beams, impressive inglenook fireplaces and a wealth of period charm throughout.

The accommodation comprises a welcoming lounge with stunning inglenook fireplace, separate dining room, home office, kitchen with utility area and ground floor shower room. Upstairs, there are four bedrooms and a family bathroom.

Outside, the property continues to impress with an enclosed rear garden featuring a patio area and a summer house with power connected, offering potential as a home office, hobby room or studio. A detached garage provides further practicality, with stairs rising to a useful first-floor storage area above.

Combining character, space and a sought-after village green setting, this delightful cottage offers a rare opportunity to acquire a period home in one of the area's most desirable locations and must be viewed to be fully appreciated.





Ground Floor

Side Entrance Porch Wooden entrance door into the entrance lobby. Tiled flooring, radiator, and doors leading to the ground floor shower room and dining room.

Ground Floor Shower Room Fitted with a shower cubicle, wash hand basin and WC. Complemented by tiled flooring and characterful exposed beams, in keeping with the charm of the cottage.

Lounge A wonderful character-filled reception room forming part of the original 18th-century cottage. The focal point is the impressive inglenook fireplace with inset wood-burning stove, complemented by exposed beams and a wealth of period charm. Double-aspect windows, including two attractive decorative stained-glass windows, enhance the cottage feel of the room. There is also a brick-lined alcove, two radiators and a UPVC entrance door providing access into the property.

Dining Room A characterful dining room featuring an attractive brick Inglenook fireplace (currently blocked off), together with exposed beams that enhance the property's period charm. Built-in cupboard housing the oil-fired boiler with shelving and light. Radiator and doorway leading through to the kitchen.

Study Accessed from the lounge, this useful and versatile room enjoys a front aspect and features an attractive decorative fireplace with brick surround, adding further character and charm. Radiator.

Kitchen Fitted with a range of matching wall and base units complemented by oak worktops and a Butler sink. Range cooker with cooker hood over, built-in dishwasher. UPVC stable door providing









Utility Area Useful utility area fitted with cupboards and offering space for a fridge, freezer, and washing machine. Radiator.

Inner Hall Stairs rising to the first floor, understairs storage cupboard, and door through to the lounge.

First Floor

Landing Stairs rising to the first floor, understairs storage cupboard, and door through to the lounge.

Bedroom 1 Double bedroom with aspect to the front, built-in wardrobe cupboard, and radiator.

Bedroom 2 Double bedroom with aspect to the front, two built-in wardrobe cupboards, and radiator.

Bedroom 3 Double bedroom with aspect to the rear, built-in double wardrobe cupboards with shelving, low-level built-in storage cupboard, and radiator.

Bedroom 4 Double bedroom with side aspect, built-in storage cupboard, and radiator.

Family Bathroom Fitted with a bath featuring a mixer tap and shower attachment, wash hand basin, WC, and radiator.

Outside To the front of the property, railings enclose a raised gravelled garden with decorative trees and a paved pathway leading down the right-hand side of the property. A gravel driveway to the left-hand side provides off-road parking for approximately four to five vehicles and leads to the side entrance door.

A gate provides access to the rear garden, where there is a brick weave patio area, log store, and oil tank. The main garden is laid to lawn and features a summer house with power and lighting, making it ideal as a hobby room, home office, or entertaining space. Decorative flower and shrub borders add colour and interest, with the garden being fully enclosed by fencing.

Garage Detached garage, constructed approximately five to six years ago, featuring an electric roller garage door, power, and water supply. A personnel door provides access to the rear garden pathway.

The garage is arranged over two storeys, with stairs leading to the first floor, providing excellent storage space with extensive shelving throughout.

AGENTS NOTE - Please be advised that the property details may be subject to change and must not be relied upon as an accurate description of this home. Although these details are thought to be materially correct, the accuracy cannot be guaranteed, and they do not form part of any contract. All services and appliances must be considered 'untested' and a buyer should ensure their appointed solicitor collates any relevant information or service/warranty documentation. Please note, all dimensions are approximate/maximums and should not be relied upon for the purposes of floor coverings.



