Market Place | New Buckenham | NR16 2AN

Offers Over £280,000

twgaze

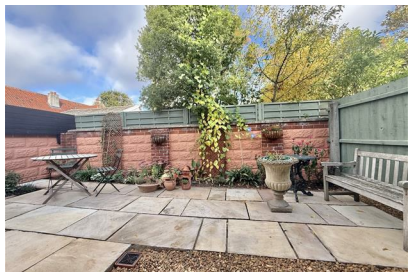
Market Place | New Buckenham | NR16 2AN
Offers Over £280,000

Terrace property in a prime spot, overlooking green space across the village Market Place. Approaching 1000sq.ft of accommodation. 3 bedrooms. 2 reception rooms. Ground floor WC. Low maintenance, walled rear garden. Conservation area.

- Terraced cottage
- Kitchen open to dining toom
- Ground floor under stairs WC
- Approaching 1000 sq.ft of living accommodation
- Open aspect overlooking the Market Place.
- Welcoming entrance reception
- Living room
- 3 Bedrooms
- Conservation area within popular village
- New carpets to ground floor

Location

The cottage occupies a particularly attractive and prominent position in the heart of New Buckenham. To the front there are views across the picturesque Market Place with its historic medieval Market Cross, whilst the rear has views towards the church. Together with the neighbouring period properties, the location forms part of an appealing village scene centred around the pretty green, from which a network of winding streets and lanes leads away. New Buckenham is a highly regarded and particularly characterful village, noted for its wealth of period architecture, attractive streets and relaxed feel. Despite its traditional setting, the village retains a good range of everyday amenities, including a local convenience store, the King's Head public house, village church, and café. The village hall hosts a variety of activities and there is also a cricket ground, recreational play area, a large open common and a number of pleasant countryside walks close at hand. The village is served by regular buses. For a more extensive range of facilities, the market towns of Attleborough and Wymondham are both within easy reach, offering supermarkets, schooling and a variety of shops and services. Both towns have railway stations, providing useful connections to Norwich and Cambridge, with onward services to London King's Cross.



The Property

Approaching 1,000 sq ft of living accommodation, the cottage provides a generous and well-proportioned layout, complemented by neutral decoration throughout. On entering, there is an immediate sense of warmth, with a welcoming hallway offering a useful and versatile space. A WC is conveniently positioned beneath the stairs, while the ground floor continues to two further reception rooms. These comprise a sitting room and a separate dining room, the latter opening into the kitchen. Fitted with a range of units, and with new worktop, sink, hob, oven and flooring, the kitchen also provides direct access to the enclosed walled garden at the rear. Upstairs, the landing leads to three bedrooms, two of which are well suited to accommodating double beds. The third offers a flexible space, equally suitable for use as a single bedroom, study or home office. A bathroom with airing cupboard completes the first-floor accommodation. The cottage is ideal for couples, or buyers seeking a potential holiday home or bolt hole.

Outside

The cottage has a pretty enclosed, walled garden at the rear, with neatly planted borders, and a tidy, low maintenance feel, presenting a great place for outside dining and enjoying the views towards the church.

Services: Mains electricity, mains water and drainage. Electric panel and storage heaters.

How to get there: W3W: ///shadows.clearcut.formless

Viewing: By appointment via TW Gaze

Council Tax: C

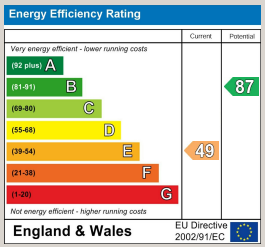
Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Some images used have been AI assisted.

Ref: 2/20356/RM



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk