



Magnolia Cottage, The Green, Stalham, Norfolk

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# Magnolia Cottage

## The Green, Stalham, Norfolk NR12 9QA

A charming detached three bedroom family house set within mature gardens and located in a desirable location

Hoveton & Wroxham Station 7.7 miles (London Liverpool St 2 hrs 11 mins), A11 16.6 miles, Norwich Airport 16.8 miles

Entrance hall | Kitchen | Dining room | Living room | Garden room | WC

First floor: Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Outside: Front and rear gardens | Off street parking | Garage

EPC - D

### The property

Magnolia Cottage is a versatile residence, that offers a range of light-filled accommodation arranged over two floors and set within lovely gardens.

The welcoming reception hall with stairway to the first floor opens initially to a tranquil front-facing study. Further is the bright 16 ft. reception room, with its internal bi-folding doors flowing into the multi-aspect garden room flooding the sociable space with an abundance of natural light. Sliding glazed doors open to the sunny rear terrace, and there is access to the rear lobby and cloakroom. The formal dining room enjoys an attractive aspect to the mature garden and access to the adjacent garage/utility, whilst the kitchen alongside features a range of cabinetry, worksurfaces and appliances.

The first floor houses a peaceful family bathroom and three well-proportioned bedrooms, including the dual-aspect principal with its en suite shower room and the extended 14 ft. rear bedroom.

### Outside

The home is approached via a large shingle driveway with turning space, giving access to the attached garage. It benefits from an established garden, with a picket fence, paving area, productive fruit trees, sections of lawn and well-stocked and colourful beds to the front. To the rear there are carefully landscaped herbaceous and shrub borders, along with a pair of sun terraces, an ornamental pond, raised planters, a greenhouse and a lush divided level lawn.

### Location

The picturesque village of Stalham surrounded by the beautiful Broads provides a range of amenities including shops, schools, and numerous leisure facilities. It enjoys easy access to the coast and to Norwich, which provides more extensive facilities including shops, supermarkets, notable schools and numerous recreational and cultural interests. The mainline station at Hoveton & Wroxham links to London Liverpool Street, whilst the nearby A11 links to the M11 and further afield.

### Directions

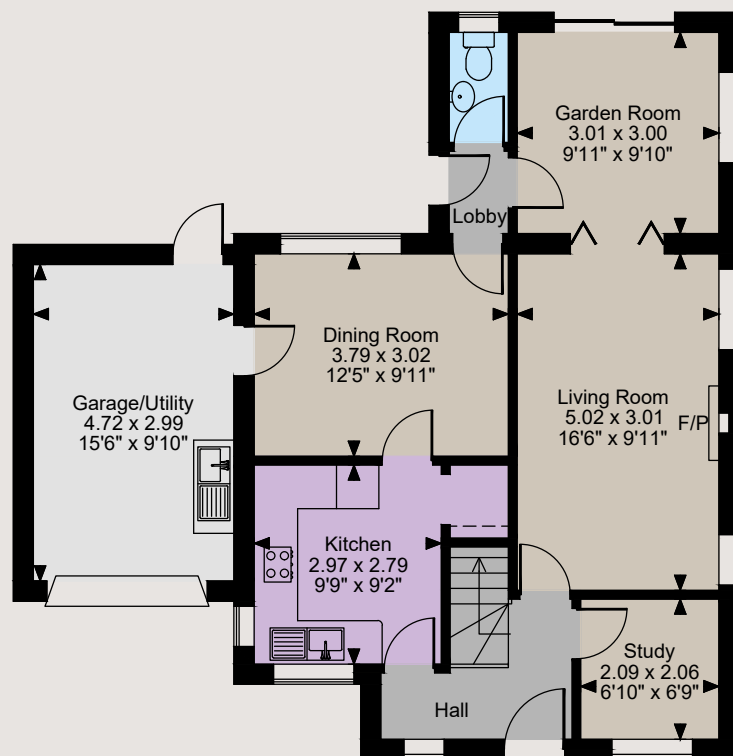
From Norwich City Centre head north-east, taking the A147, A1151 and the A149 at Norwich Road. Proceed for 2.2 miles, turn left onto Old Market Road and at the roundabout, take the second exit onto Yarmouth Road. After 0.6 miles turn left, where the property will be on the right.



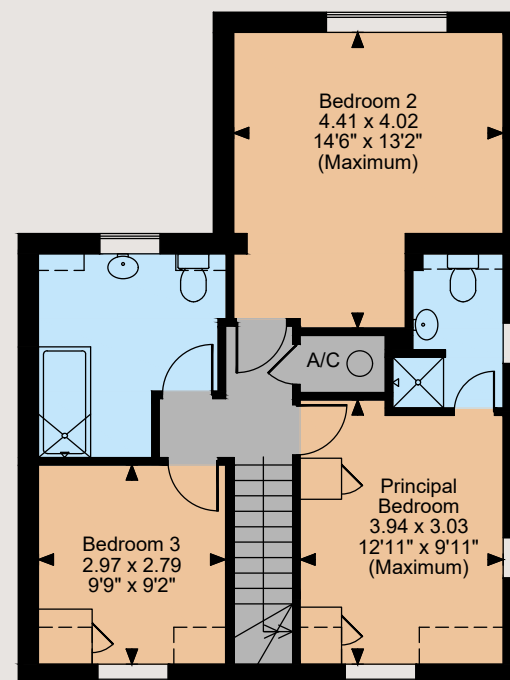




Floorplans  
House internal area 1,202 sq ft (112 sq m)  
Garage/Utility internal area 152 sq ft (14 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## General

**Local Authority:** North Norfolk Council

**Council Tax:** Band D

**Services:** Mains electricity, water and drainage.  
Electric/storage heating.

**Covenants:** No livestock, no parking of a caravan in front of the property.

**Rights of Way:** 4 properties to the rear have a right of access across the driveway.

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

**Tenure:** Freehold

**Guide Price:** £375,000

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

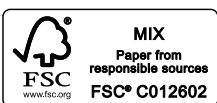
**01603 617431**

norwich@struttandparker.com  
struttandparker.com

@struttandparker

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