

**Aldreds**  
Estate Agents



4 Malthouse Lane, Cantley, Norwich, NR13 3AD

Guide Price £240,000



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# 4 Malthouse Lane

Cantley, Norwich, NR13 3AD

- Period Detached Bungalow
- Generous Plot, Set Well Back From The Road
- Flexible Accommodation
- Lots Of Character Features
- Popular Rural Village with Railway Station
- Attractive Double Fronted Design
- Oil Fired Central Heating
- Currently One Bedroom with Three Receptions
- Potential to Improve & Reconfigure
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this older style, double fronted bungalow, situated in the popular rural Broadland village of Cantley, located to the East of Norwich.

This attractive Property sits well back from the road in a generous plot with flexible accommodation including an entrance hall, lounge, dining room, breakfast room, one main bedroom, large bathroom (formerly a bedroom), rear porch, separate w.c., two additional study/music rooms.

The property has much scope for further updating, whilst offering uPVC sealed unit double glazed windows, oil fired central heating and a delightful mature garden with a distant view towards the RSPB nature reserve to the rear over neighbouring gardens. Early internal viewing is highly recommended to appreciate.



## Entrance Hall

Part glazed entrance door, tiled flooring, doorway giving access to;

## Lounge 12'2" increasing to 14'1" into bay x 12'0" at max (3.72m increasing to 4.31m into bay x 3.68m at max)

A spacious double aspect room with bay window to front and further window to side aspect, radiator, exposed floorboards, fireplace with a pamment tiled hearth, power points, television point, door giving access to;

## Dining Room 12'1" x 13'0" at max (3.7m x 3.98m at max)

With windows to side and rear, Walk-in Pantry with fitted shelving, electric meter box and oil fired boiler for hot water and central heating, radiator, power points, telephone point, exposed floorboards, doorway to inner hall, doorway giving access to;

## Kitchen/Breakfast Room 12'0" x 10'7" (3.66m x 3.23m)

Windows to either side aspects, a range of fitted kitchen units with rolled edge surface and tiled splash back, stainless steel sink drainer, integrated electric oven and hob, radiator, plumbing for washing machine, door giving access to;





**Rear Porch 16'11" x 14'11" reducing to 7'5" (5.18m x 4.56m reducing to 2.27m)**

Door to front, pitched Polycarbonate roof, window to side, part glazed door to rear garden, radiator, manhole covering original well, doors leading off;

**Study 10'11" x 7'1" (3.33m x 2.17m)**

Windows to side and rear allowing a pleasant garden view, radiator, power points.

**Second Study/Music Room 11'1" x 9'8" (3.4m x 2.97m)**

Windows to side and rear facing the garden, radiator, power points.

**W.C.**

Low level w.c., wall light.

**Bedroom 12'4" increasing to 14'1" into bay x 10'7" increas (3.76m increasing to 4.31m into bay x 3.23m increas)**

Bay window to front aspect, radiator, power points, exposed floorboards.

**Bathroom 12'0" x 10'9" at max (3.67m x 3.28m at max)**

A hugely space bathroom, formally a second bedroom with two radiators, airing cupboard housing hot water cylinder, window to rear aspect, low level w.c., pedestal hand wash basin with tiled splash back.

## Directions

From the A47 travelling West from Acle take the first turning left, sign posted Cantley. Proceed into the village of Cantley as the road bears round to the left, continue straight ahead into Burnt House Lane before turning left into Malthouse Lane. Continue as the road bears round to the right, where the property can be found a short way along on the right hand side, set well back from the road, before reaching the junction with Church Road.



### Outside

The property occupies a delightful position set well back from the road, with along driveway weaving through the front garden which is nicely enclosed with mature hedgerow and close board panel fencing to boundaries with a variety of shrubbery and planting, uPVC oil storage tank. To the rear of the property there is a generous garden, predominately laid to lawn with a variety of shrubbery, timber garden store, and views across neighbouring gardens towards to RSPB reserve.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Broadland District Council - Band: 'B'

### Location

Cantley is conveniently situated between Great Yarmouth and Norwich on the bank of the River Yare. Cantley marshes are managed by the RSPB and are considered an area of special protection There is a Railway Station giving regular access to the Fine City of Norwich and the coastal towns. There are a couple of public houses, the very popular 'Cantley Cock' and The Reedcutter by the River.

### Reference

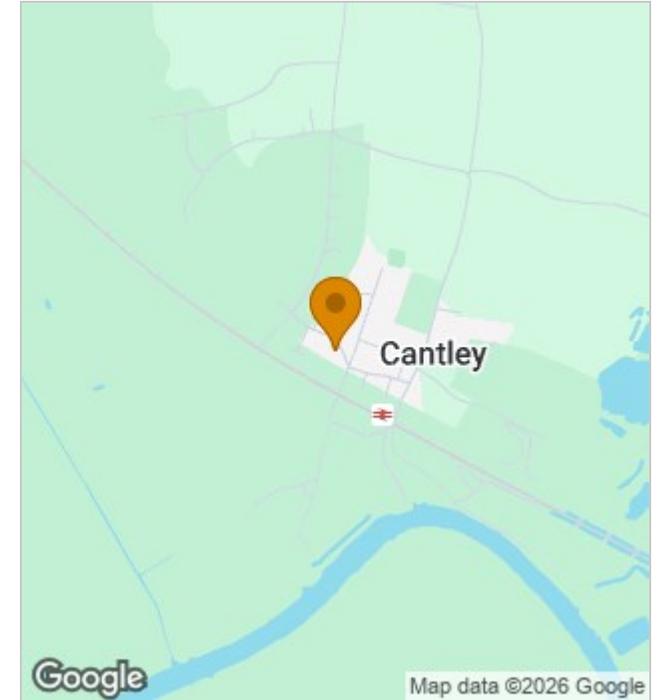
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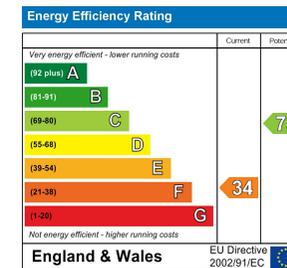
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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