

**3 Bedroom(s), Detached House, Freehold**

**Rose Cottage, Main Street, Old Cantley.**



- 3D Virtual Tour Available
- Detached Cottage
- Three Bedrooms One With A Mezzanine En Suite
- Lounge And Dining Room
- Study And Sun Room

- No Chain
- Sought After Location In Old Cantley
- Ground Floor Cloakroom
- Detached Garage And Driveway Allowing For Multiple Cars To Park
- Cosy Kitchen With Aga Oven

**Offers Over  
£400,000  
Reduced**

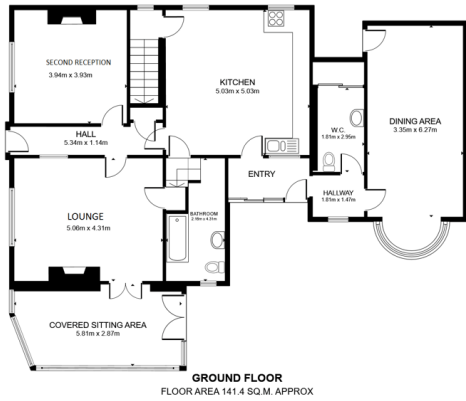
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Steeped in history, properties like this don't come along often. This picturesque cottage is full of charm and character. Located in the popular village of Old Cantley and with great access to motorway links, good schools and countryside walks.

## Ground Floor

### Floor Plan



TOTAL FLOOR AREA 239.2 SQ.M. APPROX  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Lounge



## Study



## Kitchen Diner



## Dining Room



## Ground Floor Cloakroom

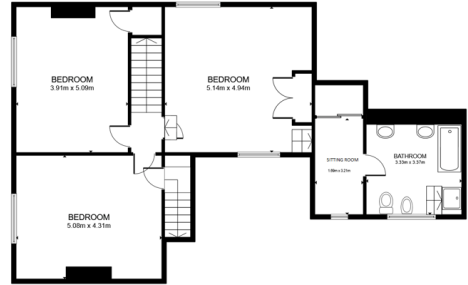


## Sun Room



## First Floor

## Floor Plan



FIRST FLOOR  
FLOOR AREA 97.8 SQ.M. APPROX

TOTAL FLOOR AREA 239.2 SQ.M. APPROX  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## First Bedroom



## En Suite





**Second Bedroom**



**Bathroom**



**Third Bedroom**



**External**

## Front Aspect



## Rear Garden



## Garage And Driveway



## Property Information

Council Tax Band - G

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Approx. £790

Average Annual Gas Bills - Approx. £3381

Average Monthly Water Bills - £18

Tenure - Freehold

Solar Panels - No

Space Heating System - Boiler With Radiators

Approximate Heating System Installation Date - Approx. 8-9 Years

Water Heating System - water heated from Arger

Approximate Water Heating Installation Date -

Boiler Location - Boiler room in dining room

Approximate Electrical System Installation Date - Not Known

Approximate Electrical System Test Date -

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - No

Loft Insulation - No

Loft Boarded out - Partially

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 