

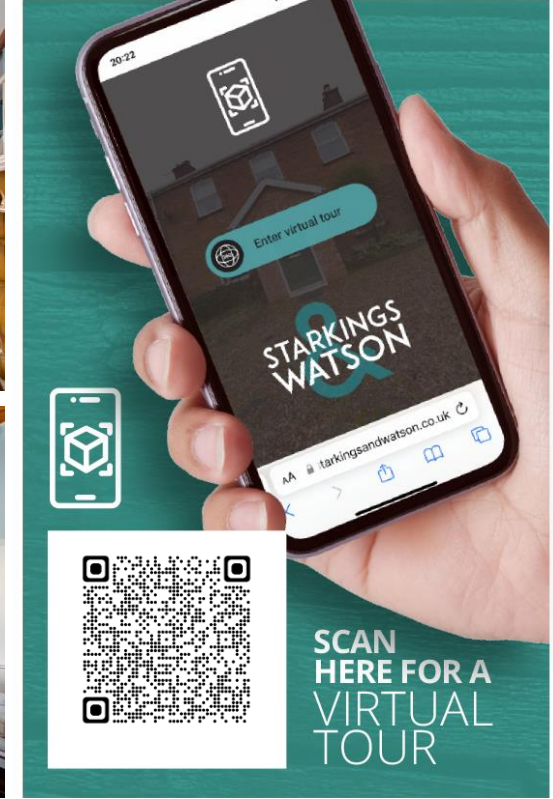
CHURCH COTTAGE

Top Road, Ilketshall St Lawrence NR34 8NL

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01986 490590

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STARKINGS & WATSON

- Semi-Detached Cottage
- Wonderful Rural Location
- Magnificent Field Views
- Two Receptions & Study Room
- Three Bedrooms
- Re-Fitted Family Bathroom
- Generous Gardens, Driveway & Double Garage
- New Windows, Boiler & Sewerage Treatment Plant

IN SUMMARY

With STUNNING FIELD VIEWS and views of the church, this SEMI-DETACHED character cottage has been extended and is presented in good order benefiting from a DETACHED DOUBLE GARAGE/WORKSHOP, driveway PARKING and GENEROUS plot with gardens to front and rear. The cottage itself extends to approximately 1000 SQ FT offering TWO RECEPTIONS, separate kitchen, study room, THREE BEDROOMS, family bathroom and separate attic room. The current vendors have carried out significant improvements in recent years with a NEW SEWERAGE TREATMENT PLANT, new windows, replacement oil fired boiler and new works done to the roof also. If you are looking for a character cottage within a rural location close to the market town of Bungay with clear EXTENSION POTENTIAL (stp) this cottage would be fantastic option.

SETTING THE SCENE

The property is approached via Top Road onto a generous driveway providing ample off road parking in front of the detached double garage. There is also a large front garden which is relatively private with pathway leading to the main entrance door located at the side of the cottage. The front garden houses the oil tank and oil fired boiler also.

THE GRAND TOUR

Entering the property into the kitchen from the side you will find a bespoke country style kitchen with wooden units and worktops, space for double range style oven and fridge/freezer. The kitchen benefits from the wonderful garden and field views to the rear and gives access to the study/utility and the dining room also. The study is a useful room with built in storage whilst overlooking the front garden. The dining room has access to the first floor and leads out to the rear garden. There is also a tiled floor running the whole of the ground floor. The sitting room leads off the dining room with a feature fireplace and overlooks to the front. Both the two reception benefit from exposed ceiling beams adding to the character of the property. On the first floor leading off the landing there is the main double bedroom to the front with built in double wardrobes. There is a another bedroom to the rear with access to the loft room above, a useful storage room accessed via a step ladder. The final bedroom is also located to the rear and completing the accommodation is the four piece family bathroom with separate shower and bath. The property is finished with mostly uPVC double glazing and oil fired central heating.



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THE GREAT OUTDOORS

The magnificent rear and side gardens offers tremendous sense of space with far reaching field views beyond. The gardens are predominantly laid out lawn with fencing and hedging surrounding. Within the rear garden you will find the newly installed sewerage treatment plant and rear access to the detached double garage. The garage offers a great space for storage or a workshop with 2x electric roller doors, power and light with storage above on the upper level.

OUT & ABOUT

The property is located rurally on the edge of the village of Ilkeshall Saint Lawrence and is situated close to Bungay and Beccles - both of which have a range of amenities and are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Beccles has the benefit of a regular train service to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance.

FIND US

Postcode : NR34 8NL

What3Words : ///sped.jeeps.bells

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property benefits from a newly installed water sewerage treatment system for drainage and oil fired central heating.

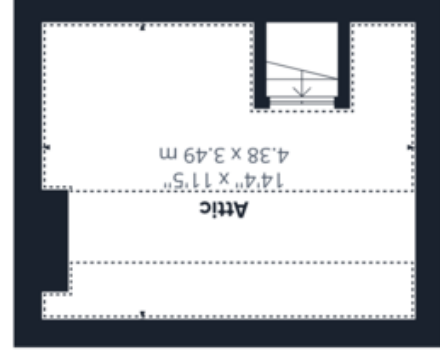
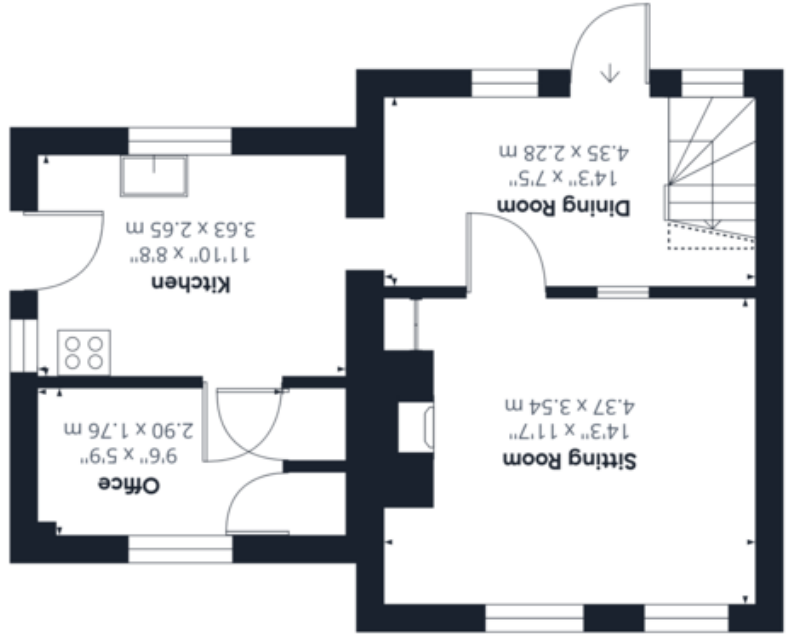
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Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area (m²)
1015.73 ft²
94.36 m²

Reduced headroom
146.84 ft²
13.64 m²

