



*The Street,*  
Somerleyton, Suffolk



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ESTATE AGENTS

A charming Victorian red brick semi-detached home situated in the heart of the much sought after North Suffolk Village of Somerleyton. The property boasts bright rooms with large windows enjoying views of the gardens and attractive street vista. The property offers three bedrooms, two reception rooms and a recently refurbished kitchen and bathroom. Outside to the front and rear we find a superb cottage garden space. Offered with no onward chain this is a must view!

**Accommodation comprises briefly:**

- Decorative Storm Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Master Bedroom
- Two Further Double Bedrooms
- Charming Cottage Gardens & Brick Outhouse



**Property**

Stepping below the decorative storm porch we enter Rose dene via the front door and are welcomed by the entrance hall where our stairs rise to the first floor and a door opens to the sitting room. The feeling of space and vast amount of light that flows in through the large window is instantly apparent. Herringbone timber flooring compliments the room and an open fire provides a charming focal point. A door from here leads to the dining room which enjoys a window looking onto the rear garden. Teracotta pammments underfoot offer a practical yet attractive flooring solution and the multi fuel fire powers the central heating system. A door opens to the kitchen providing an ideal working space linked to the dining room, perfect for family living and entertaining alike. The kitchen has been recently refitted with a modern yet sympathetic approach. Solid wooden floors line the room whilst contrasting units offer superb storage and working space above. At the rear a small lobby leads us outside to the attractive family bathroom. Climbing the stairs to the first floor the landing area enjoys a window over the stairs which further enhances this light airy home. Set to the rear we find two smaller double bedrooms overlooking the gardens whilst to the front the generous master bedroom enjoys a view over the garden and onto this charming street. A large over stairs cupboard offers excellent storage. This completes the accommodation.



## Outside

From 'The Street' we push open the garden gate and approach Rose Dene via a path that dissects the attractive front lawn. The path leads us to the decorative storm porch at the entrance of the property and continues to the side of the house providing gated access to the rear garden. At the rear we find a charming enclosed cottage garden surrounded by attractive walls and fencing which are framed with low lying beds. An area of lawn is again split by a path that leads to the brick outhouse at the foot of the space.

## Location

This property is located in the much sought after village of Somerleyton and is close to the well known Dukes Head pub and restaurant. The country lane which runs between the Dukes Head and Marsh Lane leads down to the river with moorings. The village enjoys stunning scenic walks and a range of amenities including a bowls green, children's park with tennis and basketball court, football fields, allotment gardens, marina and local train station on the Norwich to Lowestoft line which gives links to London Liverpool Street via Norwich (1 hr 54 mins).

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Electric heating. All mains connected.

Energy Rating: E

## Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR32 5QB

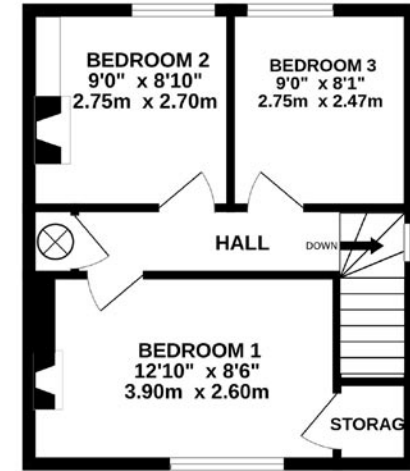
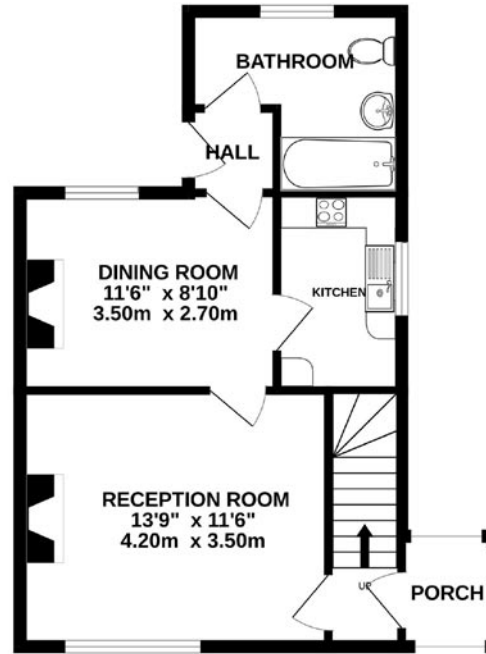
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £325,000**



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)