

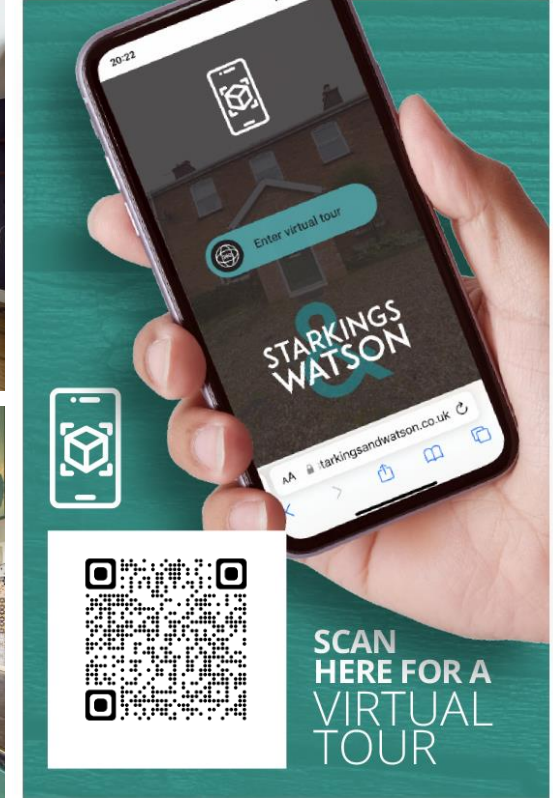
# COLLEGE FARM COTTAGES

## St. Marys Road, Aldeby NR34 0BD

Energy Efficiency Rating : E

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# PROPERTY TO LET



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# STARKINGS & WATSON

- Semi-Detached Cottage
- Field Views to Front & Side
- Garage & Storage
- Enclosed Gardens
- Sitting Room with Wood Burner
- Kitchen & Conservatory/Dining Room
- Three Bedrooms
- Newly Fitted Family Bathroom

### IN SUMMARY

This SEMI-DETACHED COTTAGE occupies a RURAL SETTING with PANORAMIC FIELD VIEWS. Having been UPDATED and MODERNISED, a large garden can be enjoyed, along with useful OUTBUILDINGS. With just over 800 Sq. ft (stms) of accommodation, the hall entrance leads to the SITTING ROOM with a feature WOOD BURNER and back boiler, leading to a rear hall, complete with a FITTED KITCHEN, NEWLY FITTED FAMILY BATHROOM with a SHOWER over the bath and BEAUTIFUL TILED SPLASH-BACKS, and useful conservatory. Upstairs, THREE BEDROOMS lead off the landing. The plot forms a gated driveway space, with an open garden and PATIO.

### SETTING THE SCENE

Metal gates open to the driveway area, with lawned gardens to front, and access to the shared sewerage treatment plant. The drive continues to the side, where a garage outbuilding can be found.

### THE GRAND TOUR

The front entrance porch takes you to the hall

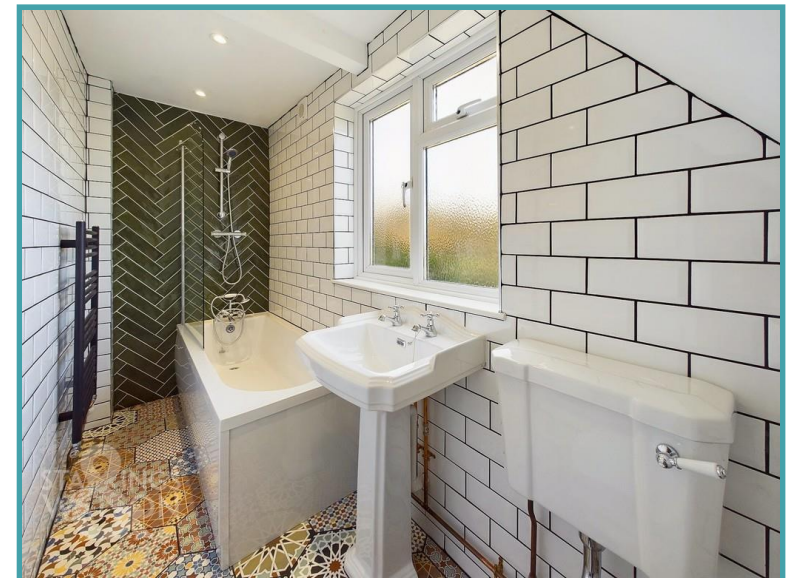
entrance with an attractive tiled flooring and door to the main sitting room. With wood effect flooring under foot, a feature fireplace includes a cast iron wood burner with back boiler, whilst offering views to front. The inner hall leads to the further ground floor accommodation and stairs which rise to the first floor. To you right the kitchen can be found, with space for an electric cooker and further appliances. Tiled splash backs run around the work surface, with a window facing to rear and cupboard to the far end. Opposite, a newly fitted bathroom can be found, finished with stunning tiled splash backs and a period style three piece suite, including a shower over the bath and heated towel rail. The conservatory to the rear extends the living space in the summer months, with a radiator from the back boiler, and full height windows and doors to all sides. Upstairs, the carpeted landing leads to three bedrooms, two are comfortable doubles and one a single - all boasting outstanding views.

### THE GREAT OUTDOORS

The gardens are open to the driveway, being mainly laid to lawn. Various hedging can be found to the boundaries, along with a variety of planting. A range of outbuildings offer storage.

### OUT & ABOUT

The village of Aldeby is situated about 4 miles from Beccles. The village is near a popular public house called The White Lion along with Primary Schooling. Beccles, the Waveney Valley Market Town provides a full range of amenities and has a train station with



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services to Ipswich and London. The River Waveney which links to the southern part of the Broads network flows through Beccles providing boating opportunities. Norwich is some 16 miles away and offers a full range of amenities and Loddon a service village offers a number of amenities and is about 6 miles to the north west.

#### FIND US

Postcode : NR34 0BD

What3Words : ///blocking.pump.motive

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property utilises a sewerage treatment plant which is shared by the neighbouring properties.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.9ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>m</sup></p> <p>804.95 ft<sup>2</sup> 74.78 m<sup>2</sup></p> <p>Reduced headroom</p> <p>3.07 ft<sup>2</sup> 0.29 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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