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The Street,
Somerleyton, Suffolk

5 WIDOWS ROW

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MUSKER
McINTYRE
ESTATE AGENTS

A charming Victorian, grey brick mid-terrace cottage situated in the heart of the much sought after North Suffolk Village of Somerleyton. This former Widows Cottage offers compact yet deceptive space, enjoying a sitting room, modern yet sympathetic kitchen, bathroom and two double bedrooms. Outside a path leads over the charming frontage framed with box hedging whilst at the rear we step out to a large patio which leads to the outbuilding and lavatory, whilst beyond we find a spacious lawn enclosed by manicured hedging. Viewing is essential to appreciate the character this home has to offer.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- Bathroom
- Master Bedroom
- Second Double Bedroom
- Charming Cottage Gardens & Brick Outhouse



Property

Stepping under the storm porch we push open the front door and enter this charming home via the sitting room. A decorative window fills the room with natural light whilst a multi fuel stove is set to the fireplace offering a cosy focal point to the space. A door opens to the staircase whilst at the rear a second door opens to the rear lobby. The lobby flows open plan to the kitchen where we find a newly fitted range of wall and base units fitted, these have been sympathetically chosen and contrast against the classic chequered tile effect flooring which flows throughout the rear of the property. A decorative window is set above the sink and looks onto the rear courtyard space and onto the garden. Back in the lobby we find a door opening to the courtyard whilst a second door leads into the bathroom where a classic white suite is fitted boasting a shower over the bath. Back in the sitting room we climb the stairs to the small landing area which opens to the two bedrooms. Both rooms offer space for a double bed with the larger set enjoying the view of the front gardens and charming street whilst the smaller set to the rear looks onto the delightful rear garden space. This completes the accommodation.



Outside

From 'The Street' we push open the garden gate and approach 5 Widows Cottage over an attractive shingle pathway which is framed by box hedging. At the rear we step out of the lobby onto a generous courtyard area which leads to a sizable brick outbuilding and outside lavatory, these two spaces offer scope to provide a superb home office/studio ideal for an additional working space. Beyond here we step into the main rear garden which is laid to lawn and framed with established manicured hedging.

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: TBC

Local Authority:

East Suffolk Council

Tax Band: A

Postcode: NR32 5QD

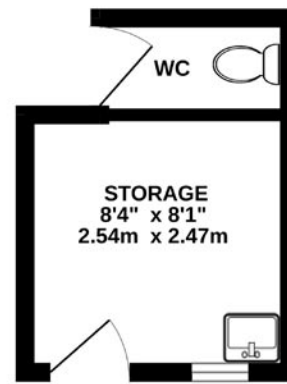
Tenure

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: £245,000



TOTAL FLOOR AREA: 556 sq.ft. (51.7 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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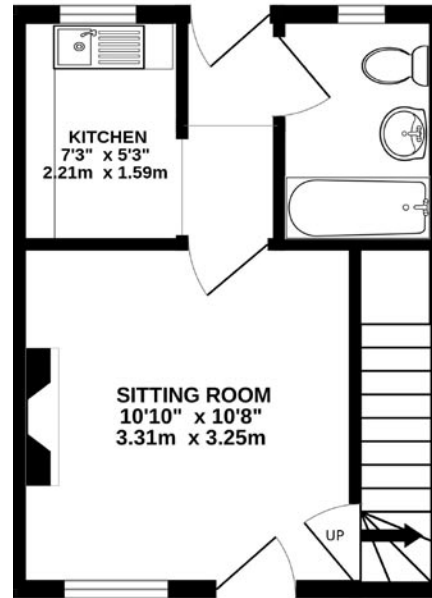
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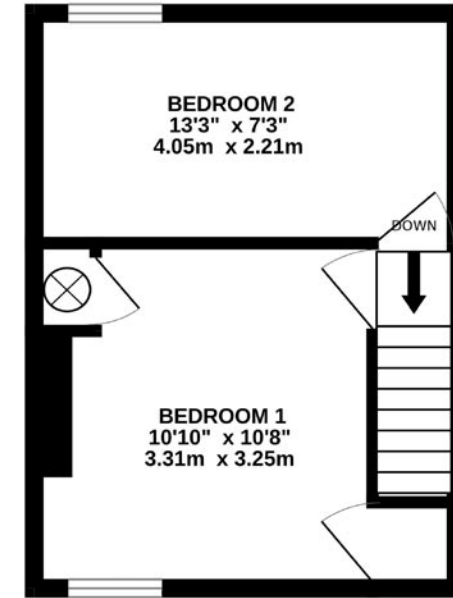
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1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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.



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