



ROWAN COTTAGE
LILY LANE, ALDEBY



Charming three bedroom detached cottage position in well regarded village.

The front porch provides a useful space for coats and shoes and opens to the entrance hall which extends to the rear of the property with stairs rising to the first floor. The sitting room is a delightful space, opening to a dining area. Both areas are double aspect enjoying lovely views to the front and views over the rear garden.

The kitchen is positioned at the rear of the property and has been beautifully refitted by the current owners providing a wealth of storage with a large peninsula at the centre of the design. Finally, a ground floor shower room provides welcome convenience.

On the first floor the master bedroom is positioned at the front of the property and feels wonderfully characterful with sloped ceilings and a dormer window giving lovely views over the fields opposite. There are two further bedrooms on this floor with a family bathroom completing the accommodation.

Outside, the property is set back from the road with paved driveway which leads to a garage. There is an area of open garden to the front

of the property and a side passageway which leads to the rear of the property where an enclosed garden can be found.

SERVICES

Mains water and electricity are connected. Drainage is to a private treatment plant. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council.

EPC RATING - D

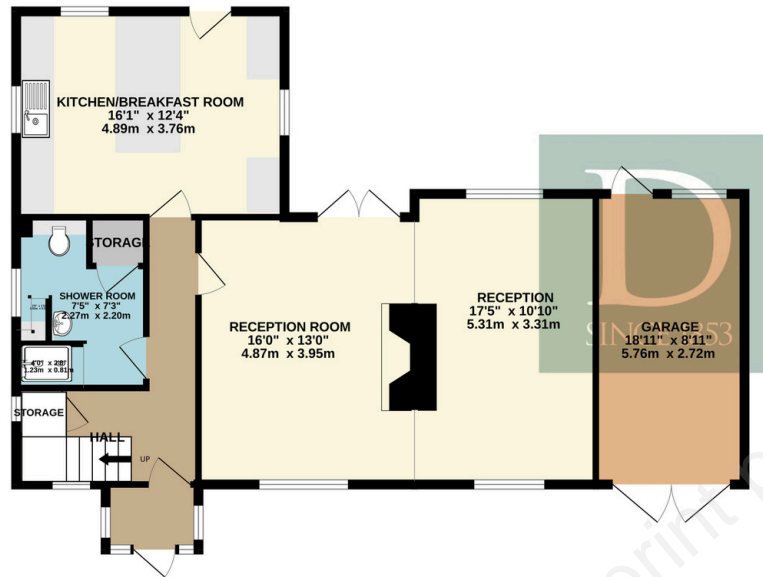




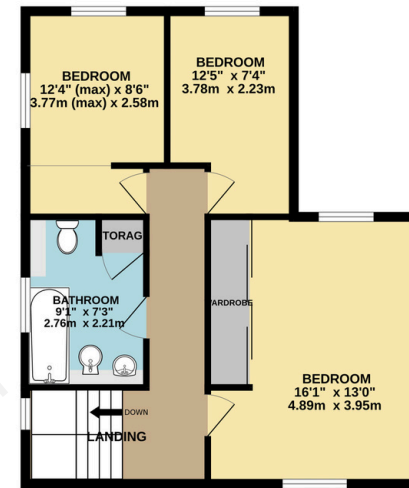
FIELD VIEWS

FLOOR PLAN

GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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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