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*St Olaves Road,
Herringfleet, Suffolk*

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ESTATE AGENTS

We are pleased to offer CHAIN FREE a beautiful example of a well looked after Victorian cottage situated a few miles away from the much sought after North Suffolk village of Somerleyton. This spacious cottage comprises briefly of four bedrooms and two bathrooms with a recently updated kitchen and utility room. The property boasts a large conservatory which runs the width of the cottage. From the conservatory you have a view over the large rear garden which is enclosed with trees and hedging all around which gives the property that extra layer of privacy.

Accommodation comprises briefly:

- Sitting Room • Dining Room
- Kitchen and Utility Room refurbished in 2022
- Large Conservatory • Cloakroom
- Large Master Bedroom • Three Single Bedrooms
- Bathroom • Carport and Garage • Large Garden

Property

Stepping in through the carport we open the door to a long spacious recently refurbished kitchen boasting LVT flooring and up to date modern cupboards and worktops with one and half bowl sink, space for a tall standing fridge/freezer and space for an oven, with extractor over. Through a door to our right is the open plan dining and living area with the original fireplace and wood burner giving a warm focal point to the room while French double doors and two windows fill this room with light and allow access to the front of the house and garden. At the end of the kitchen a door takes us through to the utility room, with wall cupboards and a worktop with space for washing machine and tumble dryer under, and downstairs cloakroom with WC and hand wash basin. These rooms lead us to the large "house-width" conservatory which has a lovely vintage feel to it, this is exaggerated by the large windows that line the ceilings and walls giving a gorgeous view of the large rear garden, French double doors give us access to the garden from the conservatory. From the dining room we head upstairs and we are greeted by a long hallway with the master bedroom situated at the end. To our right is our first bedroom with views over the front garden and to our left is our second bedroom with views to the rear. The spacious bathroom offers a shower cubicle and a white three piece suite comprising a WC, hand wash basin and bath. Walking down the hall we have our third bedroom on our right which also holds a great view over the garden, arriving at the master bedroom we are greeted by a width size room boasting triple aspect views. The original chimney brickwork adds character to the room with more than enough space for a full king size bed, the room is sectioned off with a wall which gives an open plan feel and gives us an area big enough for another king size bed, integrated wardrobes run the length of this area with a sink in the corner making the perfect space for getting ready in the morning or winding down in the evening. In November 2021 the property was re-roofed and a breathable membrane felt added.





Outside

Coming off the road Frogs Hole Cottage is situated at the end of a track with only one other neighbour. Walking down the drive we can see the full length of the large garden which has trees dotted throughout, to the left of the house the garden is sectioned off by large bushes which back onto fields and creates a dividing point between the neighbours garden and our garden. In front of the house the gravel drive provides enough space for up to five cars, and the carport and garage gives us space for another two cars protecting them from the elements. To the right of the drive and house our garden opens up to a large open area of grass which is currently being used as a football pitch, a few trees sit between this open area and the house giving the garden distinct areas of shade and sunlight. At the bottom of the garden is a newly built outside office space with electricity and heating (available at an extra negotiable price). The vendors also had a bat box installed in one of the trees after gaining a bat licence.

Location

This property is located just outside of the 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

Oil fired central heating. All mains connected. Septic tank.

Energy Rating: E

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR32 5QD

Tenure

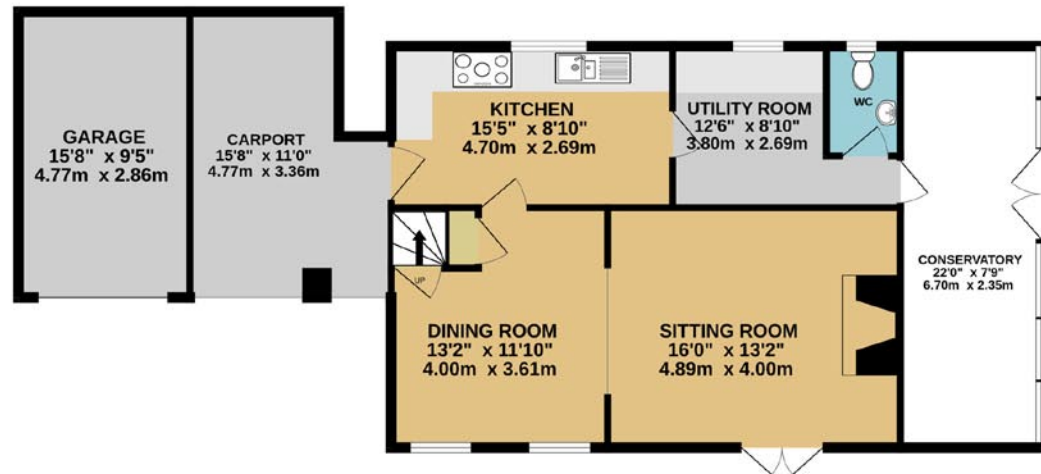
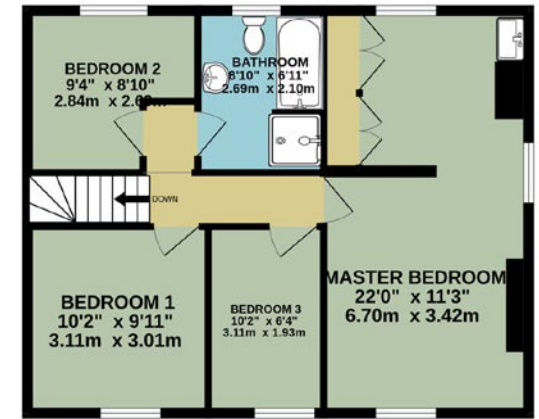
Vacant possession of the freehold will be given upon completion.

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: £550,000

TOTAL FLOOR AREA : 1653 sq.ft. (153.5 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