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44
BREWERY COTTAGE

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44 THE STREET, BROCKDISH, IP21 4JY



A well-presented semi-detached cottage in the heart of the popular and sought-after village of Brockdish

The property is an attractive semi-detached cottage with painted rendered elevations in the heart of the sought-after village of Brockdish. It has been updated by the current vendors and offers well-presented and spacious accommodation.

The front door opens to a spacious entrance hall with stairs to the first floor, a cloakroom to one side and the kitchen/breakfast room to the other. It is fitted in a comprehensive range of cupboards and integrated appliances. The sitting/dining room runs the width of the house and had double doors opening to the garden. On the first floor are three double bedrooms with the principal bedroom benefitting from an ensuite shower room. There is also a main bathroom.

The garage is to the rear of the property at the bottom of the garden and is approached via the driveway to the village pub's car park. There is also an off-road parking space. The rear garden is a delightful feature of the property being laid largely to lawn with some established borders to the sides.

LOCATION

Brockdish is set north of the river Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. Brockdish is approx. 4 miles from Harleston which is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. Brockdish to Diss is approx. 6 miles.

SERVICES

Gas fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C

VIEWING

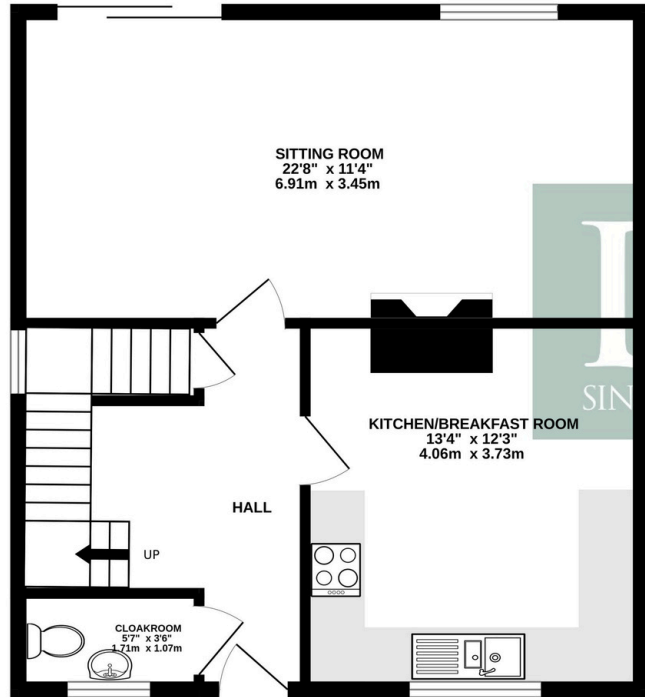
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



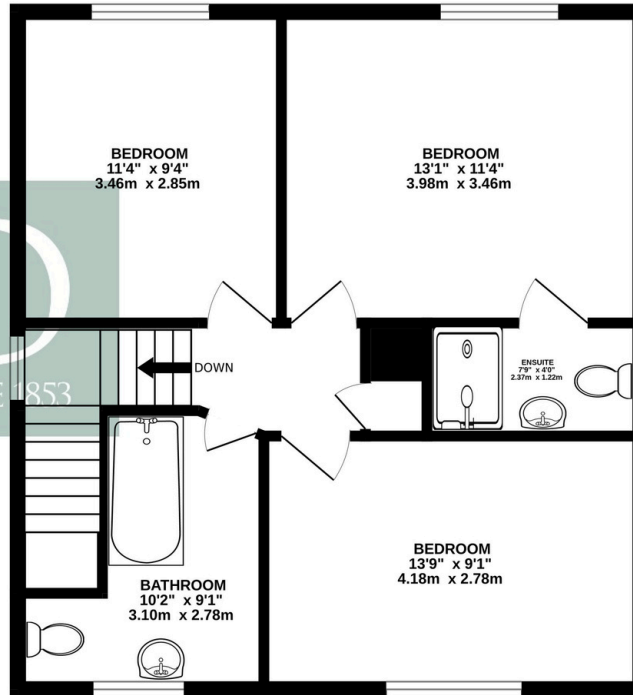


FLOOR PLAN

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



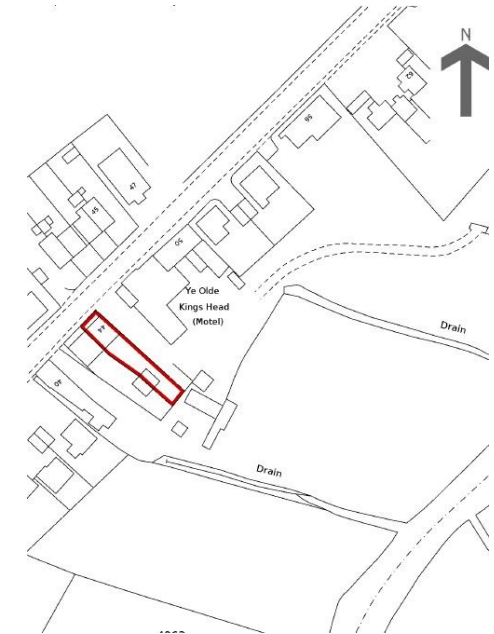
1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : **harleston@durrants.com**