

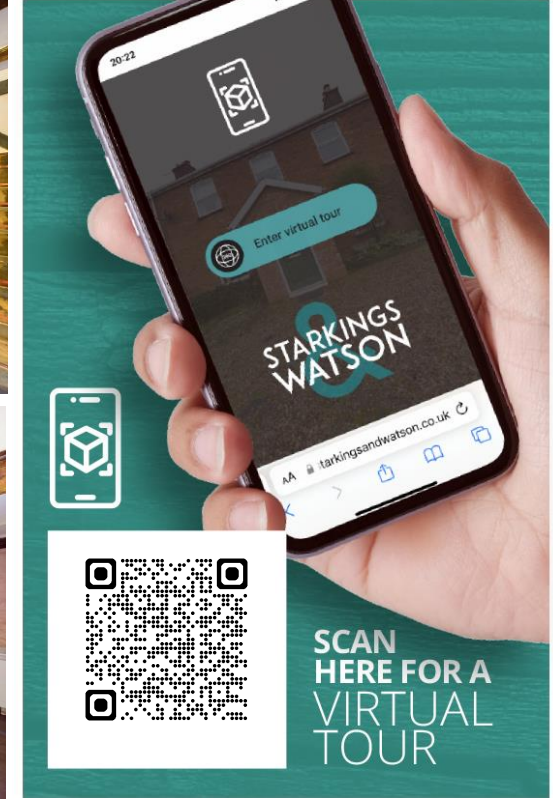
GREAT COMMON ROAD

# Ilketshall St. Andrew, Beccles NR34 8JB

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Mid Terrace Cottage
- Superb Rural Location
- Exciting Renovation Project
- Main Reception With Woodburner
- Kitchen & Garden Room
- Two Bedrooms & Bathroom
- Generous Gardens Front & Rear

#### IN SUMMARY

NO CHAIN! This 1800's MID-TERRACE COTTAGE occupies a RURAL LOCATION with PANORAMIC FIELD VIEWS to front and 110ft FRONT GARDEN (stms) as well as PERIOD FEATURES. The cottage itself offers a blank canvas and an exciting renovation project for any prospective purchaser but does have generous accommodation. Internally you will find a main sitting room with brick built fireplace, kitchen beyond as well as an extended garden room/dining room onto the garden. On the first floor there are TWO BEDROOMS as well as a partially renovated family bathroom. The cottage is all about the location however. This RURAL POSITION offers buyers a taste of the good life away from the hustle and bustle yet only a few miles in either direction to BUNGAY, BECCLES and HALESWORTH. There is parking to the front, very generous front gardens as well as private rear gardens also.

#### SETTING THE SCENE

Approached via a large and expansive frontage with ample lawns leading to the main entrance door to the

front. There is off road parking to the front accessed via the shared turning area with the adjoining cottages. There is also a brick built outhouse within the front garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a porch entrance leading into the sitting room. The sitting room offers stairs to the first floor landing, brick fireplace with a woodburner as well as cupboard to the side. There is then access to the kitchen beyond with the garden room beyond that. The kitchen features a range of units with space for white goods. The garden room is the ideal space for a dining table with double doors onto the rear garden. Heading up to the first floor landing there are two ample bedrooms one of which has a walk in cupboard as well as the bathroom. The bathroom has been partially renovated with a roll top bath.

#### THE GREAT OUTDOORS

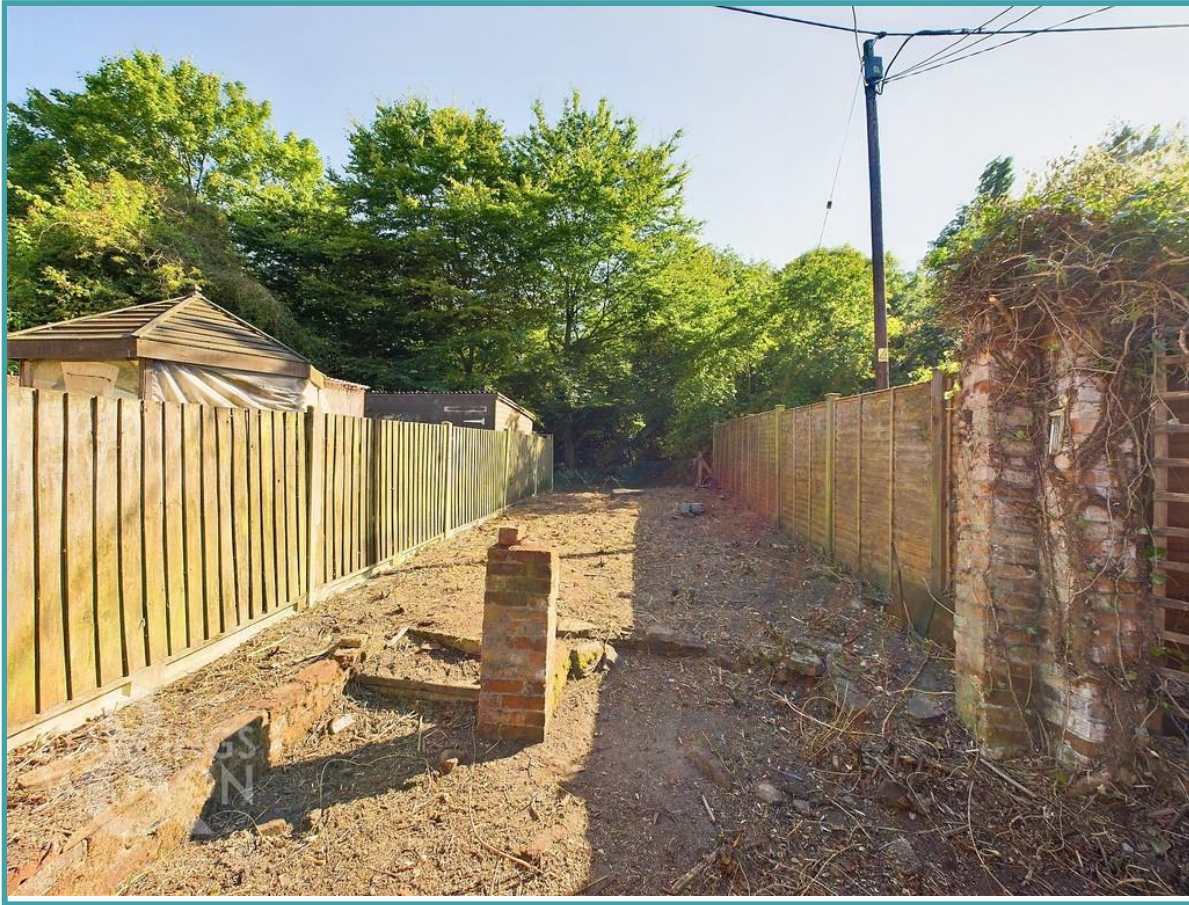
The private rear garden is a private space offering a blank canvas for potential purchasers to turn into a lovely garden with a sunny aspect. There is timber fencing to both sides.

#### OUT & ABOUT

The property is located in a rural setting on the edge of the village of Ilketshall Saint Andrew and is situated close to Bungay and Beccles - both of which have a range of amenities and are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Beccles has the benefit of a regular



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train service to London Liverpool Street via Ipswich, and the unspoiled Suffolk coastline with the beaches of Southwold and Walberswick within easy driving distance.

#### FIND US

Postcode : NR34 8JB

What3Words : ///embellish.indirect.panning

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised that the track approaching the cottage is a private road with shared parking area and turning circle. The drainage is private via a septic tank. There is no central heating currently other than a few electric storage heaters.

**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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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>m</sup>

818.92 ft<sup>2</sup>  
76.08 m<sup>2</sup>

Reduced headroom

14.85 ft<sup>2</sup>  
1.38 m<sup>2</sup>

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HYBRID ESTATE AGENTS

