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Church Lane, Homersfield
Nr Harleston, Norfolk

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ESTATE AGENTS

A charming, semi-detached Victorian cottage, pleasantly situated in the picturesque village of Homersfield on the Norfolk/Suffolk border and offered to the market with no onward chain. The property requires some updating and modernising and features a sitting/dining room, spacious basement room and two bedrooms. Outside there is a detached outbuilding with WC and wash basin which would make an ideal studio/office. There is off-road parking, a detached timber garage and a generous rear garden.

Accommodation comprises briefly:

- Sitting/Dining Room
- Kitchen
- Basement Room
- Rear Lobby
- First Floor Landing
- Two Bedrooms
- Bathroom

Outside

- Driveway Parking and Detached Timber Garage
- Gardens to the front and rear
- Detached Outbuilding with WC and wash basin
- Further Outbuilding and greenhouse

The Property

The entrance door opens into the sitting/dining room, double aspect with wood flooring and a brick fireplace and hearth. The kitchen overlooks the rear garden and is well fitted with a matching range of cream wall, base and drawer units, ample work top space and space for a cooker. Steps lead down to the basement room and a further staircase leads to the first floor. The rear lobby has a stable door leading out to the rear garden. On the first floor there are two bedrooms and a bathroom comprising a panelled bath, WC, pedestal wash basin, heated towel rail and airing cupboard housing the hot water tank.

Outside

A driveway provides off-road parking and leads to the timber garage to right of which is the small front garden which is planted with shrubs and enclosed by a low brick wall. A side picket gate opens into the established rear garden is a good size, laid to lawn and planted with a variety of shrubs, climbers, plants and trees. The detached outbuilding has a WC, wash basin and plumbing for a washing machine and would be perfect for a studio/home office. A further outbuilding is used for storage.

Church Lane, Homersfield





Location

The cottage is centrally situated in the pretty village of Homersfield with its public house 'The Black Swan', village green and church. The village is located between the two market towns of Bungay and Harleston. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street. Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

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 Storage Heaters and immersion for the hot water.

Mains drainage, electricity and water are connected.

EPC Rating: tbc

Local Authority:

East Suffolk District Council

Tax Band: B

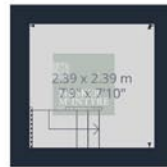
Postcode: IP20 0ET

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.



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m
80.5 m²
865 ft²

Reduced headroom
3.1 m²
33 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Guide Price: £260,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



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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.

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