



The Green, Syleham, Eye



A charming characterful Cottage in the heart of Syleham with the added benefit of a front and rear garden and a "secret sunny garden" hidden away next to the garage and greenhouse.

The property retains many original features but has undergone improvements to include re-wiring and plastering. There is natural flooring throughout, beautiful, exposed timbers and original internal doors.

LOCATION The village of Syleham is a friendly community with an active village hall committee who run a social club twice a week and also offer various events during the year. The village is very well placed for wider connectivity to the market town of Diss with its range of shops and amenities and direct train services into London in 90 minutes and Norwich (20 minutes). Diss is a busy market town which also offers supermarkets, boutique shopping and the Corn Hall arts venue.

Guide Price: £325,000

- Entrance Porch
- Sitting Room
- Kitchen/Dining Room
- Pantry/Utility Room
- Boot Room
- Downstairs Bathroom
- Main Bedroom
- Further Bedroom
- Gardens front and rear plus "secret" garden
- Garage and off-road parking
- NO ONWARD CHAIN



THE GREEN - INTERIOR A porch with a part glazed door and windows to either side welcome you into the property. An Entrance Door then leads into the Sitting Room which benefits from a Monso wood burner sitting in a brick fireplace and hearth and deep recess to one side. A door through to the Kitchen/Dining Room which has a pamment floor, a large shelved pantry and a brick fireplace (not in use), plenty of space for a dining table and chairs and there is a range of pine units with solid wood worktops, electric oven with electric hob over, stainless steel sink and drainer with window above and some further shelving. A separate pantry/utility Room has a wooden worktop with space under for a washing machine and tumble dryer. There is plenty of shelving and a window to the side. The downstairs Bathroom has a bath with taps over, wall mounted wash hand basin with window overlooking the rear garden and wc. At the rear of the Utility Room is a Boot Room with a window and a part glazed door leading out to the rear garden. The stairs lead up from the Sitting Room to a small landing. The Main Bedroom has a deep walk-in wardrobe with hanging rail and shelving, window to the front and two small windows giving extra light to the landing. There is a further bedroom with window to the side and a large wardrobe cupboard with hanging rail. There is attractive stud work to one wall. This completes the accommodation for this delightful cottage and would suit a variety of purchasers



THE GREEN - EXTERIOR A picket gate opens into the front garden which has a path leading to the front door, to the right there is a lawned area with flower beds. There is a pathway leading up the side of the property and this pathway leads round into the rear garden. This is a generous space again mainly laid to lawn with garden shed, oil tank and oil boiler. Directly across the road from the property is a single garage with parking in front for several vehicles. This area also benefits from a greenhouse and there is a tucked away garden that could be used for a shepherd's hut/home office or just to enjoy the peace and quiet of the Suffolk countryside.



TENURE The property is freehold and vacant possession will be given upon completion.

SERVICES Wood burner to the Sitting Room, oil fired heating, mains drains, mains water and electricity. New Double-glazed windows.

LOCAL AUTHORITY Mid Suffolk **Tax Band:** B **EPC:** TBC **Postcode:** IP21 4LT

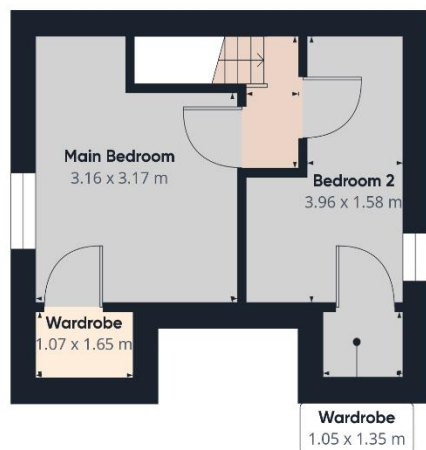
FIXTURES AND FITTINGS The property will have a high standard quality of fixtures and fittings

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties, we will require verification of funds and information to enable a search to be carried out on all parties purchasing. There is a right of way for the neighbouring property.





Ground Floor



Floor 1



Approximate total area[®]

60.37 m²

Reduced headroom

1.05 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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