



St. Cross, South Elmham - IP20 0PH





## St. Cross

South Elmham, Harleston

NO CHAIN! This stunning terraced COTTAGE in the picturesque hamlet of St Cross South Elmham is full of CHARACTER features and beautiful PANORAMIC VIEWS, benefitting from a PRIVATE GARDEN and separate TANDEM DRIVEWAY with LARGE SHED. The ground floor accommodation includes a SITTING ROOM with feature fireplace and WOOD BURNER, 17' KITCHEN and a GARDEN ROOM, while the first floor provides TWO DOUBLE BEDROOMS - one currently separated to create a third bedroom space, and FAMILY BATHROOM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- No Chain!
- Stunning Countryside Views
- Private and Enclosed Rear Garden
- Character Features Throughout
- Sitting Room with Feature Fireplace & Woodburner
- Two Bedrooms
- Tandem Driveway
- Close to the Market Town of Harleston



Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### SETTING THE SCENE

The property is approached from the roadway with stunning views of open fields and rolling countryside. The property is set back from the road with a white picket fenced frontage, laid to lawn with a patio walkway to the front door.

#### THE GRAND TOUR

Upon entering, the property immediately showcases a wealth of character features. Exposed wooden beams create a striking contrast against the white walls and skimmed ceilings, complemented by integrated spotlighting. The sitting room's focal point is an exposed brick fireplace housing a fully functional log burner. Built-in storage in the corner of the room provides practical functionality, before the room seamlessly flows into the open-plan kitchen, creating a sociable and versatile living space.



With ample room for a dining table, the kitchen features authentic floor tiling, skimmed ceilings with spotlights, and a range of light-finish floor-mounted cupboards, along with space for white goods. Double French doors lead from the kitchen to the garden room, which benefits from a newly plastered roof with lighting, tiled flooring, and a period walk-in storage area.

Ascending the metal spiral staircase to the carpeted first-floor landing, you will find an ideal study area. This room offers generous built-in storage and showcases exposed brick and wooden beams. The first bedroom benefits from a large window overlooking the front of the property and enjoys superb views. The final bedroom features integrated wardrobe space and an access door to the bathroom. Completing the accommodation is the family bathroom - this bright and airy room offers a three-piece suite with a bath and overhead shower. White tiling surrounds the bath, complemented by a glass splashback and a large electric heated towel rail add the finishing touches, along with the wood flooring.

#### FIND US

Postcode: IP20 0PH

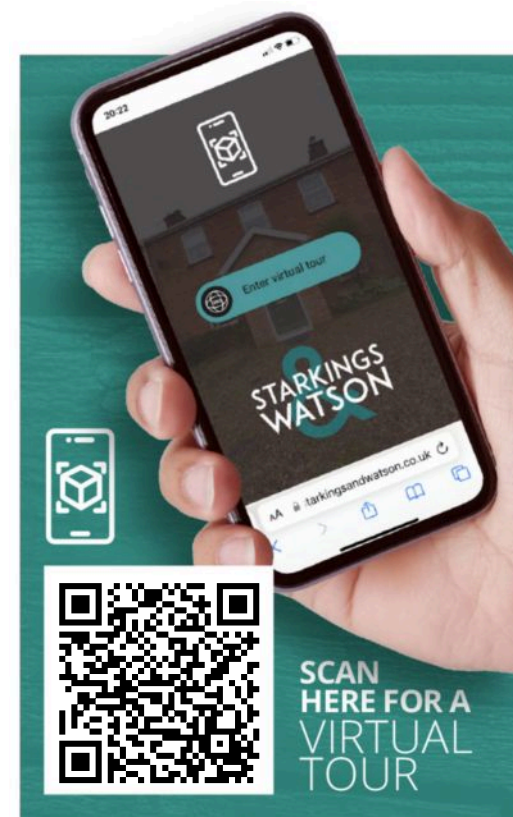
What3Words : ///occupiers.miles.brittle

#### VIRTUAL TOUR

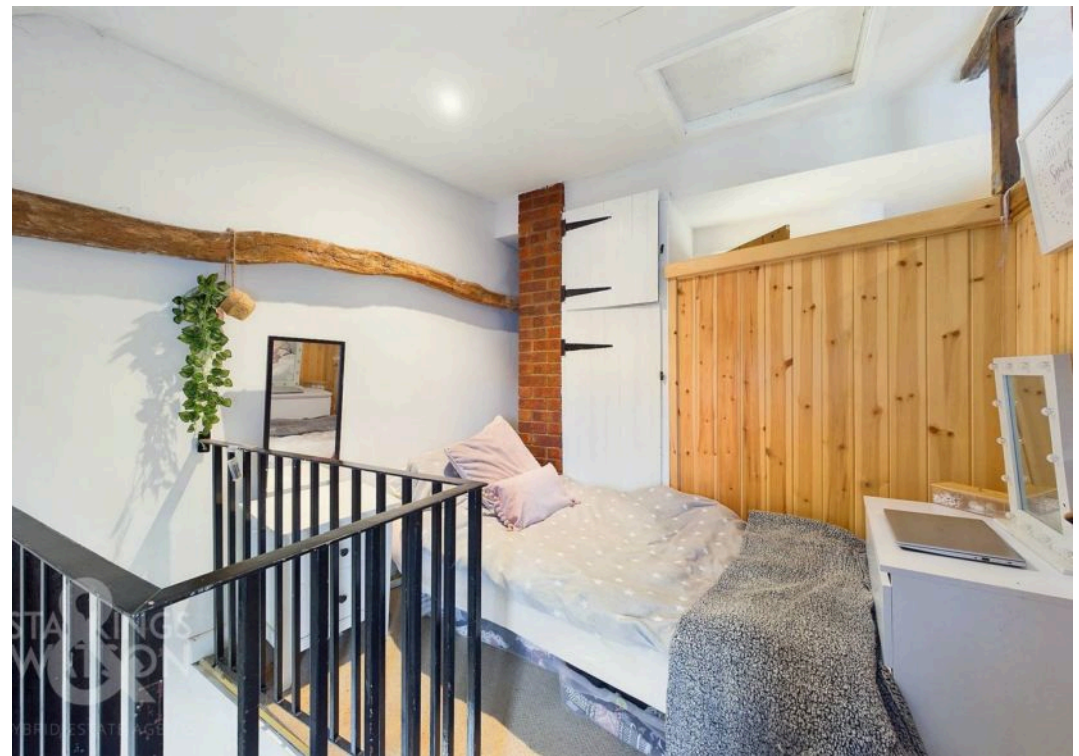
View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

The main roof has been re-felted, with the extension roof has being overhauled. Parking is for three cars with right of access provided through the neighbours garden. The property utilises a private septic tank.









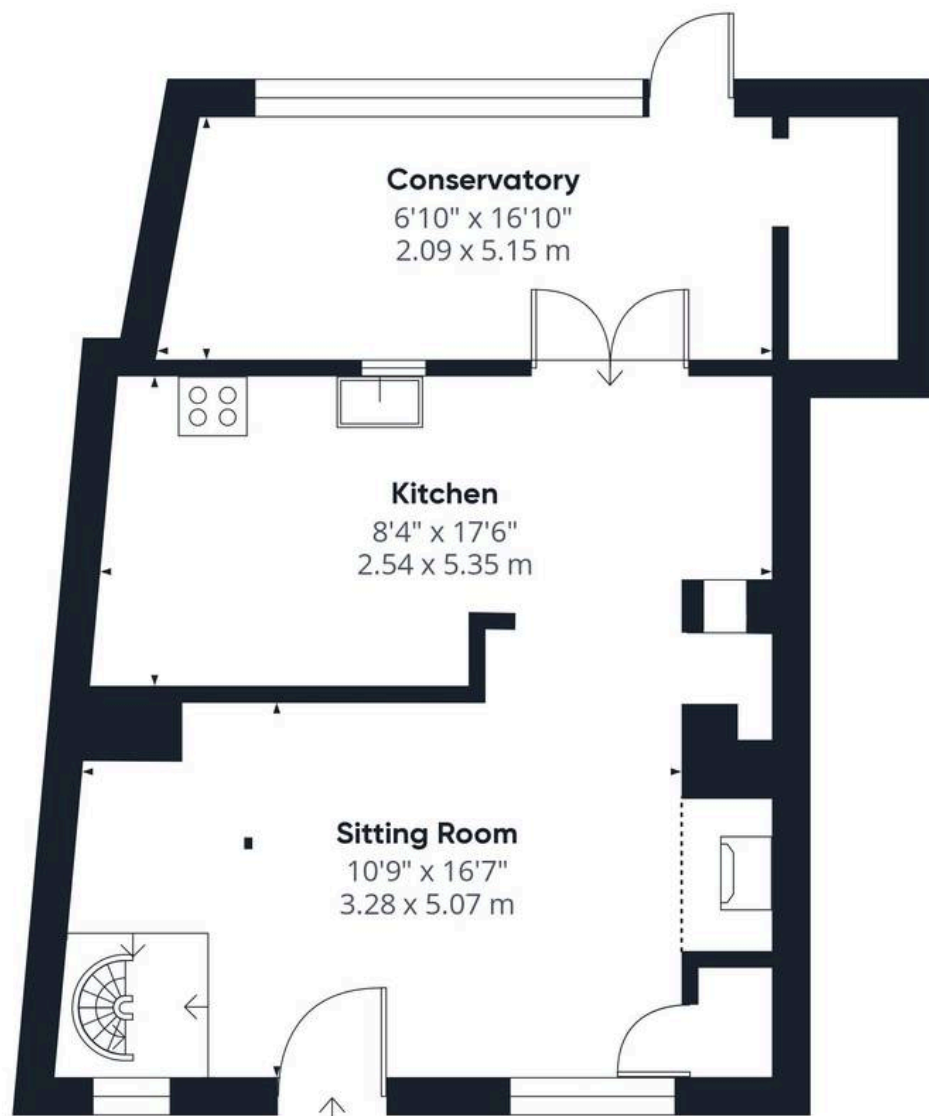


## THE GREAT OUTDOORS

The garden is enclosed and private, mostly laid to lawn surrounded with timber fencing. A side gate provides right of access through the neighbours garden up to the tandem patio driveway and large shed with plenty of outside storage space.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

789.86 ft<sup>2</sup>

73.38 m<sup>2</sup>

**Reduced headroom**

18.3 ft<sup>2</sup>

1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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