



The Green, Syleham - IP21 4LT



The Green

Syleham, Eye

Nestled within the picturesque village setting of Syleham, this CHARMING TWO BEDROOM SEMI-DETACHED COTTAGE is a true gem waiting to be discovered. Steeped in history and boasting an array of period features, this property exudes character and warmth but has also been improved and renovated in recent years by the current owners. As you step inside, you are greeted by a porch which leads into the main sitting room complete with a cosy WOODBURNER, perfect for those chilly evenings. To the rear is the kitchen with room for a dining table, utility room/pantry, and boot room/study with door onto the garden. Completing the ground floor is a family bathroom. Upstairs there are TWO WELL APPOINTED BEDROOMS providing comfortable accommodation. The property comes alive externally with generous gardens to the front and rear creating a tranquil oasis, ideal for relaxing or entertaining. There is even a secret section of garden on the opposite side of the road to the cottage adjacent to the GARAGE and DRIVEWAY PARKING. Council Tax band: B
EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Cottage
- Period Features Retained
- Main Sitting Room With Woodburner
- Kitchen, Utility & Boot Room/Study
- Two Bedrooms & Bathroom
- Generous Gardens To Front and Rear
- Off Road Parking & Garage

The property is situated within the quiet and small hamlet of Syleham, about 4 miles from Harleston surrounded by stunning countryside with plenty of rural walks on your doorstep. Harleston being the closest town is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about nine miles to the west with main line railway station to London (Liverpool Street).

SETTING THE SCENE

The cottage is approached via a small pedestrian picket gate leading to the front garden and the main entrance door to the front also. The pathway from the gate leads to a side access used to access the rear garden as well as providing access for the neighbour to access their gate also. On the other side of the road is the parking and garaging with secret section of garden adjacent.



THE GRAND TOUR

Entering via the main entrance door you will find a porch entrance with tiled flooring leading into the main reception room. The main reception offers wood flooring, stairs to the first floor landing as well as a brick built fireplace housing an efficient wood burner. Beyond is the kitchen/dining room with an attractive tiled flooring as well as a brick built fireplace. The kitchen offers a range of solid wood units with inset electric hob and oven as well as space under counter for white goods. Beyond the kitchen is the pantry/utility room with useful storage space and space for washing machine under counter. Opposite you will find the family bathroom with a bath, w/c and hand wash basin. To the rear of the cottage is the rear porch or study depending on preference but it provides a useful extra space with access to the rear garden beyond. Heading up to the first floor landing there are two ample bedrooms one to the front and one to the rear both with fitted wardrobes.

FIND US

Postcode : IP21 4LT

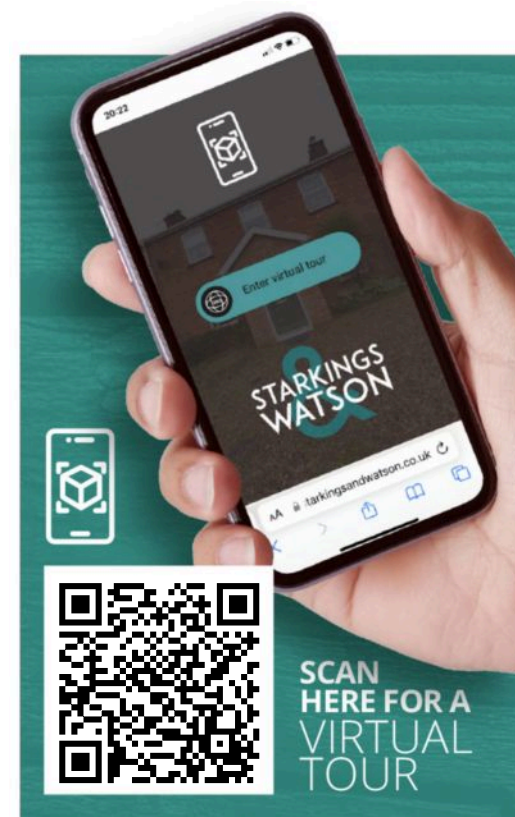
What3Words : ///octagonal.nozzles.wizard

VIRTUAL TOUR

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

AGENTS NOTE

The neighbouring property has a pedestrian right of access of the side passage to the access their gate. The property benefits from oil fired central heating as well as mains electricity, water and drainage.







THE GREAT OUTDOORS

The garden space offers more than might expect to find for a cottage of its type and is split into three sections. To the front, a picket gate opens into the front garden with a path leading to the main front door. There is a lawned area with flower beds also to the front. There is a pathway that leads up the side of the property, which next door has right of way over to access their gate, and this pathway also leads into the private rear garden. The section of garden to the rear is a generous space mainly laid to lawn with a shed, oil tank and oil fired boiler. A further area of garden is to be found alongside the garage directly opposite the house with further potential for a number of uses. On this side of the road there is off road parking for numerous vehicles in front of the single garage as well as a greenhouse.



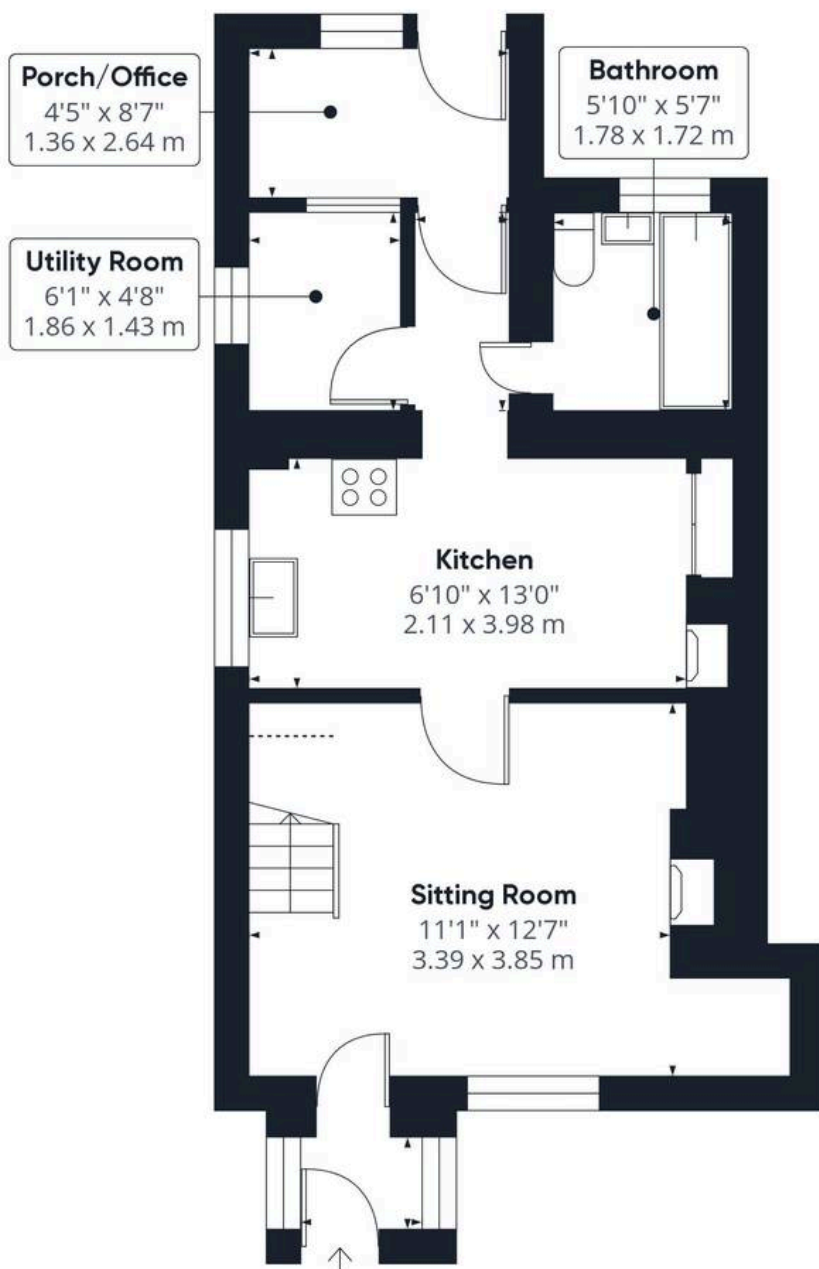
Garage

Single Garage

Driveway

2 Parking Spaces

Off road parking for multiple vehicles in front of the garage



Ground Floor



Floor 1

Approximate total area⁽¹⁾

635.5 ft²
59.04 m²

Reduced headroom

11.43 ft²
1.06 m²

(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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