



Leam Cottages Church Street, Occold - IP23 7PS





## Leam Cottages Church Street

Occold, Eye

NO CHAIN! A charming and meticulously renovated TWO BEDROOM MID TERRACE COTTAGE awaits you at this delightful abode. Perfectly situated with no chain attached, this mid-terrace cottage emanates a sense of tranquillity and comfort. Upon entering, you are greeted by a beautifully presented sitting room featuring an inviting INGLENOOK fireplace housing a WOODBURNER. The newly fitted kitchen/dining room can be found beyond with access to the garden. As you ascend to the upper level, two cosy bedrooms await, each offering a peaceful retreat. The well-appointed bathroom provides a sanctuary for relaxation, encompassing modern amenities for your convenience. Outside you will find the private enclosed rear gardens that have been landscaped providing a serene outdoor space ideal for unwinding with the addition of an outbuilding providing useful storage options. To the front of the cottage there is also driveway parking available for multiple vehicles.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





- No Chain!
- Mid Terrace Cottage
- Fully Renovated & Beautifully Presented
- Sitting Room With Inglenook Fireplace
- Newly Fitted Kitchen/Dining Room
- Two Bedrooms & Bathroom
- Private Enclosed Rear Gardens With Outbuilding
- Driveway Parking To Front

The popular village of Occold has a primary school, public house, village hall and church. Eye is just 3 miles away and offers a range of day to day amenities. The historic market town of Diss is a further 8 miles to the north with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

#### SETTING THE SCENE

Approached via the frontage you will find shingled driveway parking for two vehicles in front of the cottage. The main entrance door to the front can be found straight ahead as well as an attractive low level picket fence.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find the main sitting room with stairs to the first floor as well as an inglenook fireplace housing a newly fitted woodburner. A door leads through to the kitchen/dining room beyond with a range of wall and base level units as well as wood effect worktops over and space for white goods, There is a built in cupboard as well as space for the dining table, exposed timbers and a door to the rear garden beyond.



Heading up to the first floor landing there is access to two bedrooms and the family bathroom. The larger bedroom is found to the front with a smaller one to the rear both with exposed timbers. The bathroom offers a bath with shower attachments, w/c and hand wash basin.

#### FIND US

Postcode : IP23 7PS

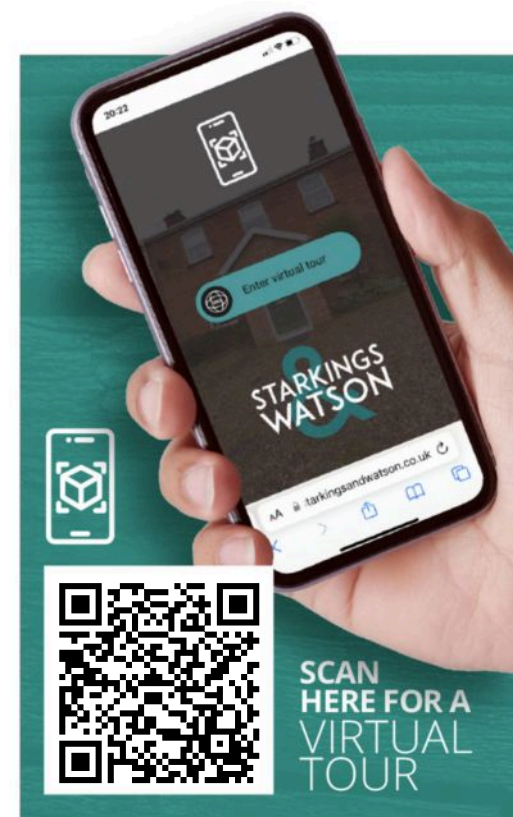
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#### VIRTUAL TOUR

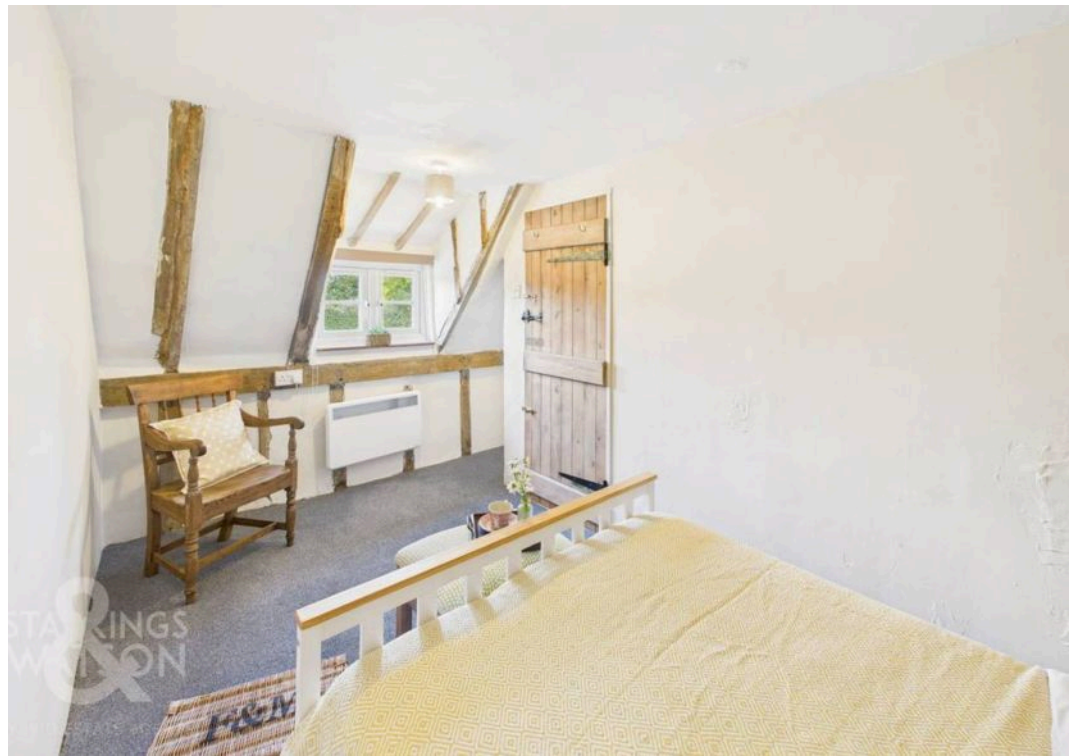
View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers are advised planning permission has been approved for a rear single storey extension to the cottage - DC/24/031444. Mains electricity, water and drainage are all connected. Heating is provided by electric storage heaters.











## THE GREAT OUTDOORS

The private rear garden provides an attractive space for relaxing with a shingled patio area and pathway as well as lawns and planting borders. The garden gives access to the brick built outbuildings providing excellent storage. The garden is also enclosed with brick wall and timber fencing.





Ground Floor

**Bathroom**  
4'2" x 7'10"  
1.29 x 2.40 m



Floor 1

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

472 ft<sup>2</sup>

43.9 m<sup>2</sup>

**Reduced headroom**

22 ft<sup>2</sup>

2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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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.