

Fair View Cottages  
St. James South  
Elmham  
Halesworth



# Fair View Cottages

## Guide Price £425,000

### The rural family home...

3 Fairview Cottages is a very quiet space with fields opposite, offering a tranquil environment. The property features a good-sized driveway area with room for a couple of cars at the front, as well as a driveway along the side leading to the garage. There is a little courtyard area at the front with French doors off the living area from the kitchen.

Inside the property, you will find a hallway leading to various rooms. There is a WC cloakroom at the front and a spacious kitchen/breakfast room fitted with modern appliances and plenty of storage space. The kitchen leads to a reception room that can serve as a dining room or lounge, featuring French doors out to the courtyard.

The lounge is a generous space at the rear with room for large sofas, French doors opening to the patio, and a wood burner in the fireplace. Other features of the property include two utility rooms with sink/laundry space, a new consumer unit, and a new boiler, both installed at a similar time to the kitchen.

Upstairs, there is a bright and spacious galleried landing leading to the bedrooms. The property offers three bedrooms, two doubles and a single, with bedroom one being particularly large and featuring a wall of wardrobes. The bathroom includes a corner bath, a shower enclosure, a basin vanity unit, and stone effect Aqua panels.

Outside there is parking for several cars on gravel to the front and a concrete hard-standing area with space for two to three cars to the side. A single garage with an up-and-over door is also part of the property. The rear features a large patio area on different levels, French doors leading to the lounge, a brick shed, a timber garden store, and covered storage at the rear of the garage. The rear garden offers privacy and scenic views of open countryside.

The property is situated midway between Bungay, Halesworth and Harleston for all amenities including schools for all ages, healthcare, shops and supermarkets.

Overall, this property offers a peaceful and comfortable living space with ample outdoor and indoor amenities.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band E

Local Authority

East Suffolk

Council Tax Band E

EPC Rating D



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TOTAL FLOOR AREA: 1591 sq. ft. (147.8 sq. m.) approx.  
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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