

Aldreds
Estate Agents



Corner Cottage Toad Row

Henstead, Beccles, NR34 7LG

Offers Over £500,000



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Aldreds are delighted to offer this 3 bedroomed detached cottage in this very desirable Henstead village location. The current occupiers have improved this property with no expense spared, with many in keeping character features and the use of materials reclaimed from old local historic buildings to keep as much original character as possible. The spacious accommodation includes a wide entrance hall, spacious lounge with cast iron log burner, ground floor W.C., modern fitted kitchen with separate utility area, formal dining room with a further cast iron log burner, both the kitchen and dining area lead in to the garden room with feature well with glass viewing point. To the first floor there are 3 double bedrooms, a family bathroom and separate family shower room. To the outside there is a large frontage with 3 brick built oversized garages and a further brick outbuilding and there is approx 1/5 of an acre of gardens and driveway along with a substantially built entertainment/games room. The current owners really have improved this property to an excellent standard. It should be noted that some of the basic works have not been completed and will need finishing. A family home situated in an outstanding village location. Early viewing is strongly recommended. ** NO CHAIN **

Entrance Hall

Solid pine timber flooring, spot lighting, solid timber church entrance doors, full length storage cupboard.

Ground Floor W.C

Cloakroom suite comprising of a high level W.C, sink, tiled splash backs.

Lounge

22'8" x 12'5" (6.93 x 3.8)

Fitted carpet over solid wood flooring, feature timber beams, pitched ceiling, feature brick fireplace with inset log burner, double aspect stained glass windows, victorian radiator, power points, T.V point.

Kitchen

11'4" x 12'9" (3.47 x 3.90)

Solid pine timber flooring, quality in keeping fitted kitchen, double butler style sink with draining board, solid wood worktops, tiled splash backs, range cooker inset in a brick fireplace, recess for all white goods and space for an american fridge/freezer, power points, dishwasher,

Walk In Pantry/Utility Room

Plumbing and recess for washing machine and dishwasher, wide opening to:-

Formal Dining Room

11'8" x 16'0" (3.57 x 4.9)

Solid pine flooring, brick fireplace with inset log burner, open plan galleried staircase leading off to the first floor, victorian radiator, double aspect windows, solid timber beams, wide opening leading to the garden room.





Garden Room

9'3" x 16'2" (2.83 x 4.95)

Old solid York stone flooring, pitched roof with velux style windows, full length double glazed windows with patio doors leading out to the rear garden, power points, feature well with glass viewing point, victorian radiator, wide openings leading to kitchen and the formal dining room.

First Floor

Full sized central galleried landing with feature fireplace, pitched ceiling, storage cupboard.

Bedroom 1

13'1" x 12'1" (4.01 x 3.7)

Solid pine flooring, double aspect stained glass windows, pitched roof with a further feature round window, feature beams, hand built wardrobes and drawers, victorian radiator.

Bedroom 2

11'1" x 11'11" (3.38 x 3.64)

Solid pine flooring, victorian radiator, pitched ceiling, timber beams, feature brick fireplace.

Bedroom 3

11'4" x 12'5" (3.46 x 3.81)

Fitted carpet, victorian radiator, hand built in wardrobe, power points.

Family Bathroom

Solid pitch pine flooring, free standing bath, under floor lighting, part tiled walls, sink unit, feature timber surround, velux style window.

Shower Room

Solid pitch pine flooring, fully tiled shower cubicle enclosed by curved glass screen doors, wall mounted sink, low level W.C, inset spot lighting, Velux window, feature mousehole (as seen in photos)

Tenure And Services

Mains Electric Drains And Water

Oil Central Heating

Council Tax Band - C

Freehold

Outside To The Front

There is a spacious driveway providing ample off road parking for a variety of vehicles. Also the benefit of 3 separate large garages and a brick built storage out building, access to an under floor cave/storage area.

Outside To The Rear

There are gardens which are laid to lawn with patio seating areas, substantial outbuilding which has previously been used as a entertainment/games room, external brick built chimney /cooking area, variety of shrubs and flowers, enclosed by high fencing with side access leading to front.



