



**East Cottage Rectory Road, Brome EYE IP23 8AH**



**welcome to**

## **East Cottage Rectory Road, Brome EYE**

This 19th century period cottage situated on the outskirts of Brome benefits from an attractively landscaped wrap around garden with access to the detached timber framed garage, two spacious reception rooms with wood burners, two double bedrooms and two bathrooms.

### **Location**

Brome a short drive from the Norfolk market town of Diss and less than a mile from Eye in Suffolk. The town its self a well-served Norfolk market town with 3 supermarkets, golf course, post office, banks and a range of local shops with a weekly Friday market. The town its self is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail like to London in just 90 minutes.

The picturesque town of Eye is essentially self sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

### **Accommodation**

#### **Lounge**

12' 2" x 17' 7" ( 3.71m x 5.36m )

Front aspect part glazed door, two front aspect glazed windows, inglenook fireplace with a tiled hearth housing a wood burning stove, built in shelving in the alcoves, wall mounted lights, radiator, under stairs storage cupboards and stairs leading to the first floor. Doors to;

#### **Kitchen**

14' 4" x 8' 10" ( 4.37m x 2.69m )

Dual aspect glazed windows and glazed door leading out into the rear garden. Fitted kitchen with wall and base units, country style work top, splash back, butler sink, larder cupboard, vertical radiator, pamment tiled flooring, integrated appliances including eye level double oven, dishwasher, fridge and ceramic hob with extractor hood. Door leading to;

#### **Shower Room**

Low level flush wc, circular hand wash basin on a wooden work surface, recessed spot lights, double shower cubicle with fully plumbed shower, part tiled walls and wall mounted heater.

#### **Reception Room**

14' 6" x 12' 3" ( 4.42m x 3.73m )

Dual aspect glazed windows, glazed doors leading out into the rear garden, vaulted ceilings with recessed spot lights, radiator, tv point, wooden flooring and multi wood burner with tiled heath and back burner.

#### **Landing**

Side aspect glazed window, carpet and doors leading to;





### **Bedroom One**

14' 4" Into Recess x 12' 2" ( 4.37m Into Recess x 3.71m )  
Two front aspect glazed windows, electric radiator, carpet, exposed beams and built in storage cupboard.

### **Bedroom Two**

8' 7" x 10' 9" Into Recess ( 2.62m x 3.28m Into Recess )  
Rear aspect glazed window, radiator, built in storage cupboard, airing cupboard and exposed wooden floor boards.

### **Bathroom**

Two side aspect windows, high level flush system wc, wash hand basin in vanity unit with storage beneath, wooden panellings, roll top bath with mixer taps and shower attachment, shaver socket, radiator and tiled flooring.

### **Outside**

The property is accessed via a wooden five bar gate giving access to a large shingle driveway providing ample off road parking for multiple vehicles with access to the garage, various mature planted trees, flowers and shrub borders, wood shed, garden tap, outside lighting, pond, large laid to lawn area to the side of the property with access round to the rear where lies a country style courtyard making this a great spot to relax and dine in throughout the summer months.

### **Timber Framed Garage**

13' 8" x 16' 2" ( 4.17m x 4.93m )  
Double doors, electric, space for tumble dryer and plumbing for washing machine.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Solid Fuel - Back Burner

### **Council Tax Band: C**



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welcome to

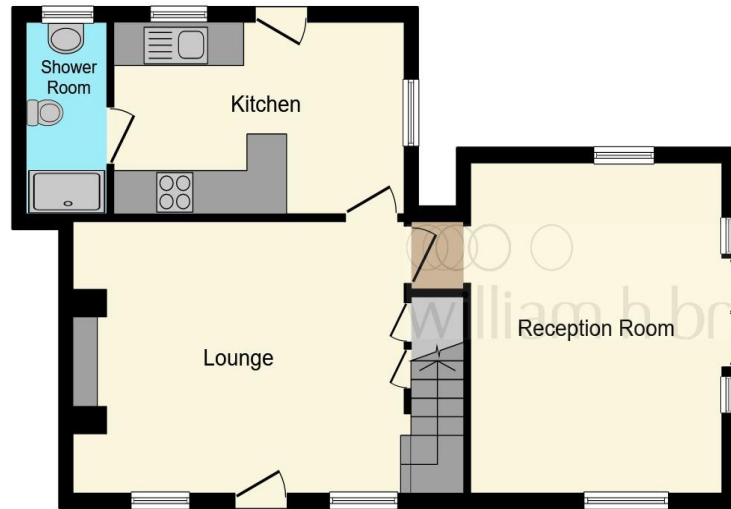
## East Cottage Rectory Road, Brome EYE

- 19th Century Period Cottage
- Country Style Kitchen With Integrated Appliances
- Two Spacious Reception Rooms With Wood Burners
- Two Double Bedrooms With Built In Cupboards
- Ground And First Floor Bathrooms
- Attractively Landscaped Wrap Around Garden
- Ample Off Road Parking With A Detached Timber Garage
- Benefits From Adjoining The Grounds Of The Oaksmere Country House Hotel

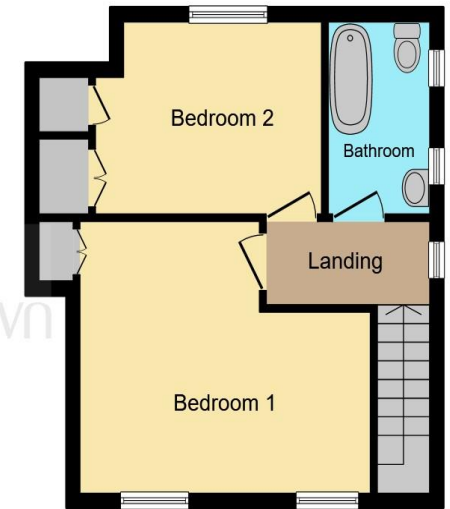
Tenure: Freehold EPC Rating: E

offers over

**£400,000**



Ground Floor



First Floor

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