

Aldreds
Estate Agents



2 Church Farm Cottages Main Road, Clippesby, NR29 3BQ

£235,000





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2 Church Farm Cottages Main Road

Clippesby Great Yarmouth, NR29 3BQ

- Spacious Semi detached Cottage
- Generous Accommodation of approx 1100 Sq Ft
- Oil Central Heating
- Driveway Parking
- Lots of Potential
- Rural Location
- Three Bedrooms / Two Receptions
- Generous Plot in need of Clearing
- Wonderful Views
- Be Quick to view!

PUBLIC NOTICE - 2 Church Farm Cottages, Main Road, Clippesby, NR29 3BQ - We are in receipt of an offer of £220,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Aldreds are pleased to offer this spacious three bedroom cottage located in the rural village of Clippesby in the heart of Broadland. This period property offers a generous garden in need of landscaping and wonderful farmland views. The accommodation offered includes an entrance hall, lounge, dining room, kitchen breakfast room, utility room, ground floor bathroom, seperate WC and three first floor bedrooms. There is oil central heating and uPVC windows along with driveway parking. An excellent opportunity to acquire a spacious three bedroom house in a delightful rural location with lots of potential to put your own stamp on it. Be quick to view!



Entrance Hall

Part Glazed entrance door, door to inner hall.

Inner Hall

Stairs to first floor landing, door to:

Lounge 12'10" x 11'1" (3.92m x 3.39m)

Window to front aspect, brick built fireplace, door to:

Dining Room 14'7" x 11'2" (4.46m x 3.42m)

Window to side aspect, under stair cupboard, door to:

Kitchen Breakfast Room 17'8" x 12'9" (5.4m x 3.91m)

Window to side aspect, a range of fitted kitchen units with rolled edge worksurface and tiled splashbacks, sink drainer with mixer tap, space for range cooker with extractor over, door to:

Rear Hall

Part glazed door to side, airing cupboard housing hot water cylinder, doors leading off.





Bathroom 9'6" x 7'11" (2.9m x 2.42m)

Obscure glazed window to rear aspect, part tiled walls, tiled flooring, shower cubicle with electric shower, panelled bath, pedestal hand wash basin.

Seperate WC

Obscure glazed window to rear aspect, tiled flooring, low level WC, pedestal hand wash basin.

Utility Room 9'5" x 5'9" (2.89m x 1.76m)

Window to rear aspect, fitted worksurface and wall mounted cupboards, oil fired boiler, plumbing for washing machine.

First Floor Landing

Side facing window, doors leading off.

Bedroom One 12'11" x 11'2" (3.96m x 3.42m)

Window to front aspect allowing a tremendous farmland view, built in wardrobe.

Bedroom Two 11'3" x 7'7" inc to 8'7" (3.43m x 2.33m inc to 2.62m)

Window to rear.

Directions

Proceeding out from Acle, to the east over Acle bridge on the A1064, bear left at the junction at Billockby towards Potter Heigham on the B1152 Main Road. Continue into Clippesby, where the property can be located by our 'For Sale' sign on the right hand side just before Church Farm and the 'S' bend in the road.



Bedroom Three 8'2" x 5'9" (2.49m x 1.76m)

Window to side aspect.

Outside

The property occupies a generous plot with a large garden now requiring clearance and landscaping. Vehicular access is via a driveway to front with ample parking space for a couple of cars and leading to a gated side access.

Tenure

Freehold

Services

Mains water, electric. Drainage to be confirmed

Council Tax

Great Yarmouth Borough Council. Band 'C'

Reference

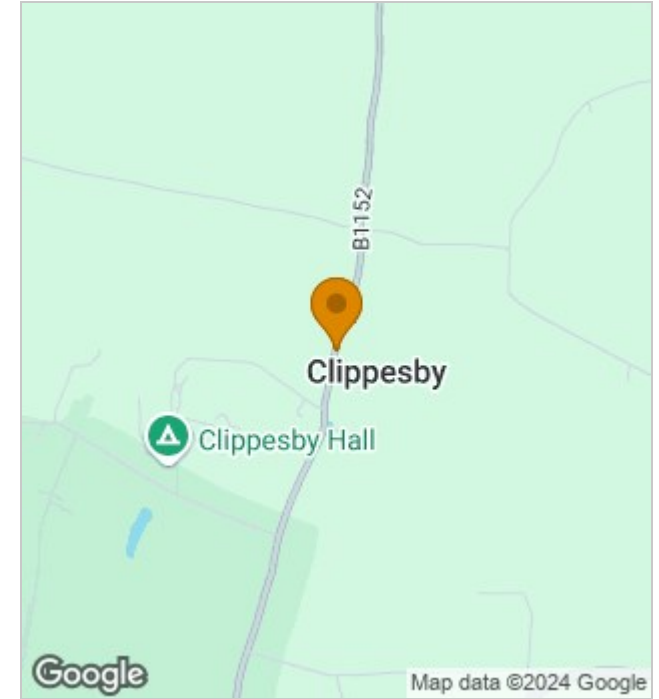
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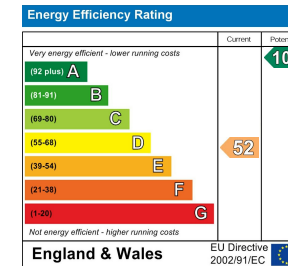
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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