



# 1 LODGE FARM COTTAGES

SHADINGFIELD





This lovely, deceptively spacious six bedroom semi detached cottage, of 1864 square feet, includes an open plan kitchen/dining room with a maximum width of 34'. The property is offered with no onward chain & one of the bedrooms is on the ground floor.

The accommodation additionally comprises: storm porch, hall, sitting room, snug, two rear lobbies, bathroom and utility/store. The property additionally benefits from ample parking, field views to the front & there is woodland to side. There is a further generous area of woodland to the rear of the property, that has been previously leased by the vendors from the owners, who are the Sotterley Estate. Interested parties should contact them direct.

#### SERVICES

Oil Central heating, private drainage, water and electricity connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### DIRECTIONS

Heading out of Beccles via Ballygate, turn left at the end of the road into St Mary's Road. At the traffic lights turn right into London Road. Proceed over the roundabout & into Shadingfield. The property will be seen on the left hand side defined by the Durrants for sale board.

#### VIEWINGS

Strictly by appointment with Durrants Estate Agents in Beccles; 01502 712122.







NO  
ONWARD  
CHAIN



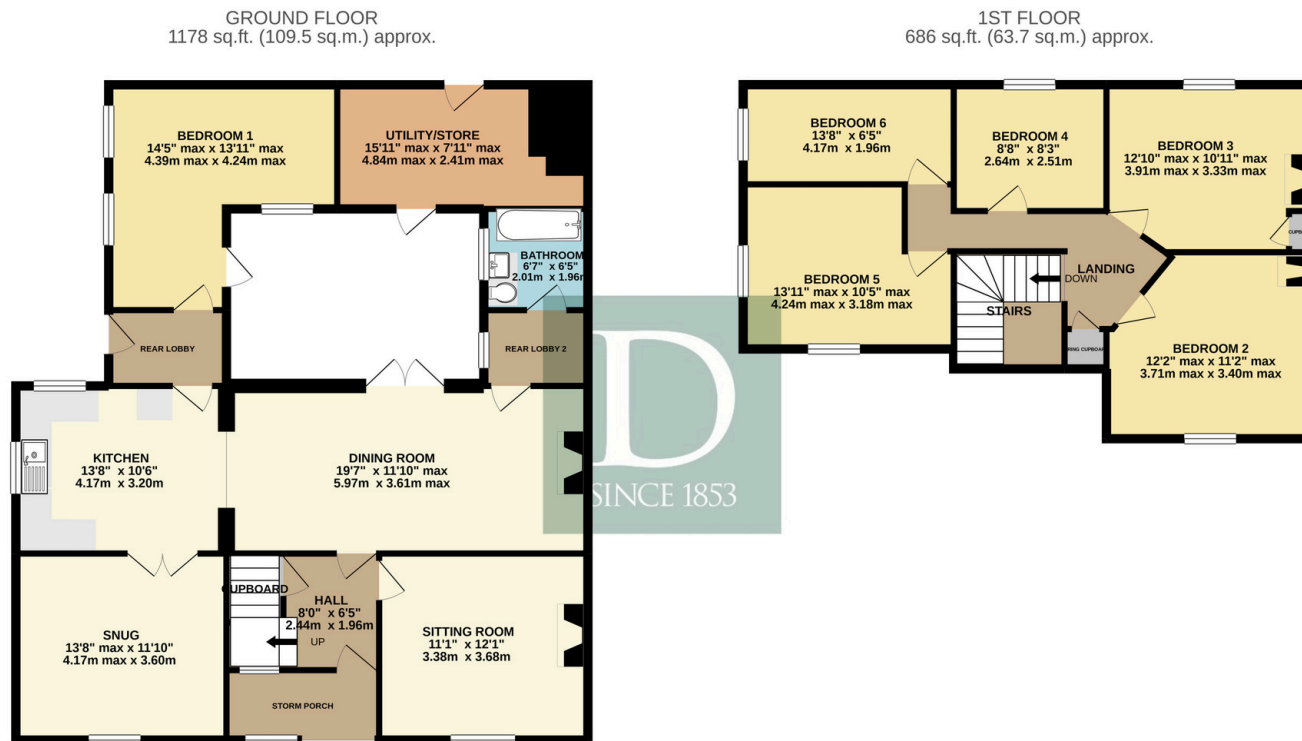








## FLOOR PLAN



## LOCATION MAP



**Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages**

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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