



# BADGERS LODGE, BULLS GREEN LANE

TOTT MONKS



We are pleased to offer this beautifully presented, 5 bedroom, detached property, in the delightful village of Toft Monks.

As you step in through the front door you immediately enter a welcoming, reception hall giving access to all downstairs rooms and stairs to the first floor.

The sitting room features an inglenook fireplace with wood burning stove which is a central focal point in this generously proportioned space. The room benefits from French doors to the rear, allowing natural light in and access out to the garden. The library is a striking room, with built in floor to ceiling shelving, wrapping around the inner walls allowing considerable storage and space to display items.

To the rear of the property you find the family kitchen, well equipped with built in cabinetry and appliances. Situated above the sink is a window framing views of the delightful garden. Leading off from the kitchen is an adjoining utility room offering additional storage, facilities and access to outdoor space. The ground floor also benefits from a dining room, toilet and storage cupboard.

Making your way upstairs to the landing area you gain access to all 5 bedrooms, the family bathroom

and there is also an airing cupboard. The expansive master bedroom is a light and tranquil retreat with an adjoining ensuite. Bedrooms 3 and 4 allow views of the beautifully landscaped garden. The rear garden is framed by established hedges and partial fencing, a well-maintained lawn, patio area and brick weaved path allowing access to the green house and planted areas. The property has a substantial shingle drive allowing space for ample vehicles along with a double garage which has been partially converted offering additional storage above the ground floor level.

#### SERVICES

Mains electricity/water. Oil central heating & private sewage system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### VIEWING

Strictly by appointment with the agent's Beccles Office.

#### LOCAL AUTHORITY

South Norfolk Council. Council Tax - E



5



3



2





POPULAR  
VILLAGE  
LOCATION





## FLOOR PLAN



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

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**

