



4 BIG COMMON

GREAT COMMON ROAD, ILKETSHALL ST. ANDREW, BECCLES,
NR34 8JB



This delightful end-terraced cottage is situated in the village of Ilketshall St Andrew, with lovely views of the picturesque common. Offered with no chain and ready for immediate move-in, this property presents the perfect opportunity to make it your own. It's a must-see!

Set in a picturesque rural location, this charming character property is full of original features and offers plenty of space for the whole family. Nestled in a generous plot, it is surrounded by open fields and the stunning Suffolk countryside. Entering through the main front door, you are greeted by a welcoming entrance porch. The spacious sitting room features a cast-iron wood burner set in an inglenook fireplace, with beautiful front aspect views. From here, a hallway leads to the downstairs WC and the dining room, which includes a storage cupboard, stairs to the first floor, and a cosy wood-burning stove. The kitchen is a true highlight, with a double Aga stove and a farmhouse sink, all set within a warm natural wood design.

Upstairs, you'll find bedroom four, a walk-through room providing access to the landing and leading to the other bedrooms and the family bathroom. The three remaining bedrooms are all generous doubles. The shower room includes a shower, while there is a separate WC with a basin. This spacious end-of-terrace home dates back to the early 1800s and was originally two farmers' cottages, now thoughtfully combined into a roomy family home. It is being offered to the market with no onward chain.

Outside, the front and rear gardens are both expansive, offering a large, open space perfect for creating your ideal garden retreat.

SERVICES - Mains water and electricity are connected. Private drainage via septic tank. Heating is provided for by way of oil fired central heating and wood burning stove. The large wood burner will also heat radiators. The boiler was last serviced in September 2024. The windows were updated around 10 years ago and the door was updated 3 years ago. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE - Freehold

LOCAL AUTHORITY – East Suffolk - C

EPC – E

VENDORS NOTES – There is right of way over the track to access the property over the common land.



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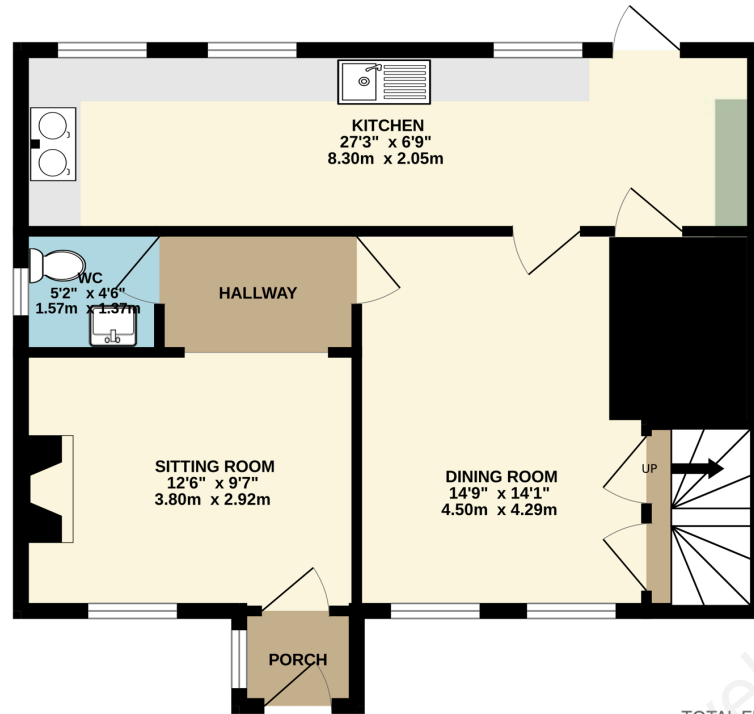
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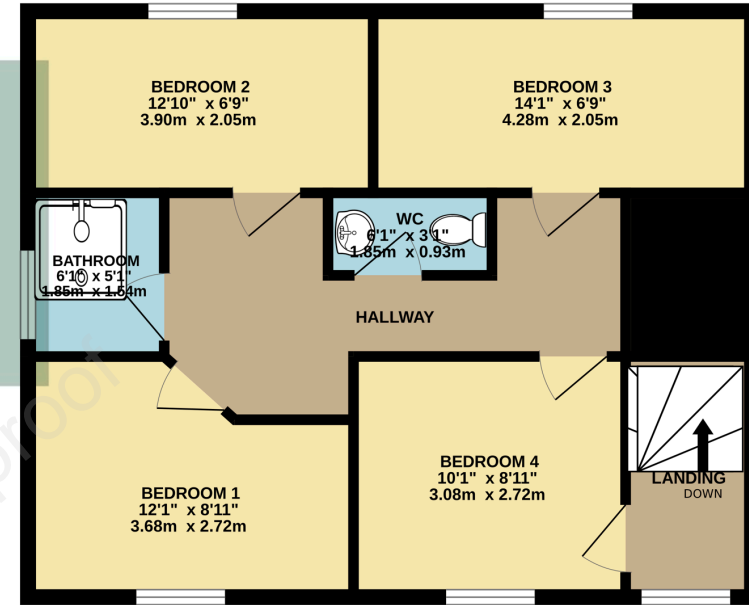


FLOOR PLAN

GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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