



# SNOWDROP COTTAGE

SYLEHAM, EYE, IP21 4LT



An attractive and very well-presented detached home in the heart of the popular village of Syleham. The house has ample parking, a delightful view over a pond to the front and an excellent garden.

**The property is an attractive detached home with rendered and painted elevations in a tucked away position at the end of a shared drive, in the heart of the popular village of Syleham. The gravel driveway provides parking for several cars together with the attached garage. The front overlooks a delightful pond which provides a haven for nature.**

**The front door opens to a spacious entrance hall with cloakroom to one side. The sitting room is to the front and is open to the dining room, making it a great space for entertaining. The kitchen is accessed off the hall and has a large hatch to the dining room. It is fitted with an attractive range of painted wall and base units. To the rear is a superb 'P' shaped conservatory with double doors to the garden. The split turning staircase rises to the first floor where there are three bedrooms and a family bathroom.**

**The rear garden is laid principally to lawn and bordered by mature hedging. The rear of the garden backs on to farmland fusing village life with rural living.**

#### LOCATION

Located in the peaceful village of Syleham. Stradbroke (3 miles) with health facilities, sports facilities and public house and Harleston (5 miles) offer a larger range of services including schools and shops. The village of Fressingfield is just a short drive too. The historic market town of Diss lies 10 miles away which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

#### SERVICES

Oil fired central heating. Drainage via septic tank. Mains water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

Mid Suffolk District Council and Tax Band D

#### AGENTS NOTE

Please note in accordance with the 1979 Estate Agents Act, it must be noted that the vendor of the property is an employee of George Durrant and Sons Ltd.



3



2



1



7 miles



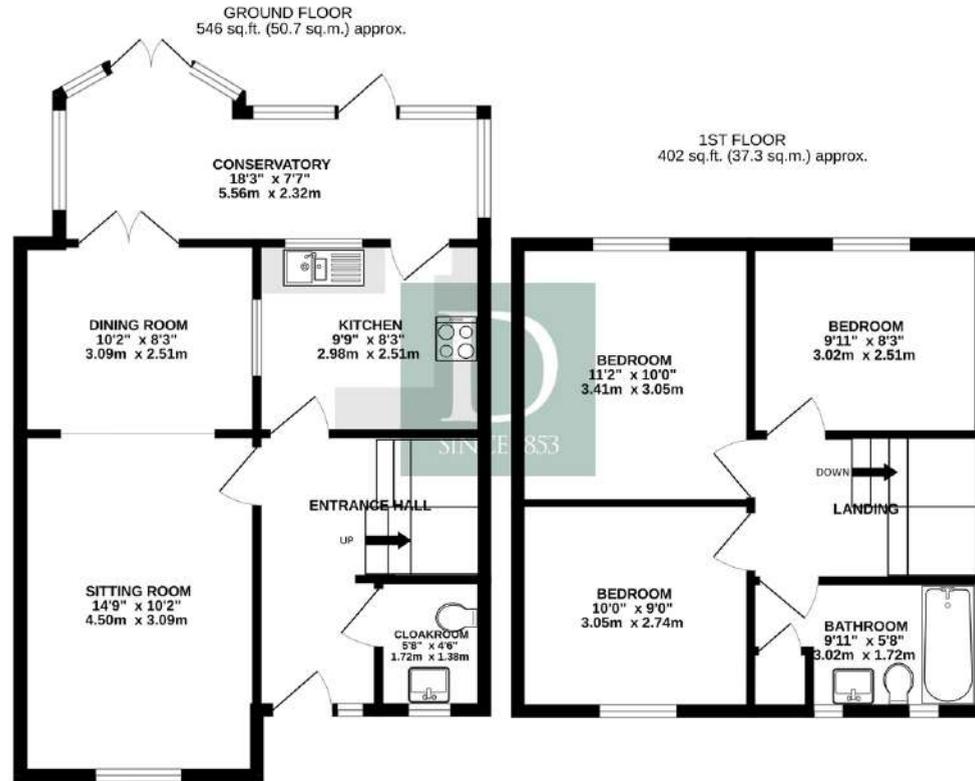
EPC







## FLOOR PLAN



TOTAL FLOOR AREA: 948 sq.ft. (88.0 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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## 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.
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## CONTACT US

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