



2 Stud Cottages

Riddlesworth, IP22 2TE

Nestled in an idyllic rural location, located in a small hamlet down a private road offering great walks on the doorstep with immediate access to the Angles Way and Knettishall Heath. This charming 2-bedroom terraced cottage benefits from newly fitted double glazed windows and boasts STUNNING FOREST VIEWS. This enchanting property features LPG gas heating, a log burner, and a beautiful Modern Contemporary Glass Room where you can enjoy the picturesque scenery. With a kitchen/breakfast room, outbuildings, and a large plot, this cottage offers a perfect blend of modern comfort and rustic charm. Don't miss this opportunity to call this cosy retreat yours - CALL NOW TO VIEW!

Council Tax band: A

Tenure: Freehold

Modern Contemporary Glass Room

15' 2" x 10' 2" (4.62m x 3.10m)

The beautiful Modern contemporary glass room offers a great place to relax and unwind whilst you experience the changing seasons, enjoy stunning garden views, and connect with nature from the comfort of an enclosed space. It also offers all year-round dining with sandstone floor, fully retracting glass walls, power and lights connected and stable style door opening to the kitchen / breakfast room.





Kitchen/Breakfast Room

15' 11" x 9' 4" (4.84m x 2.85m)

Dual aspect windows to front and side, fitted with a mix of wall and base units with worktop over, inset one and a half bowl sink unit with mixer tap over, tiled splashback and tiled flooring. Further built in single oven, electric hob with cooker hood over, space for washing machine and fridge freezer, wall mounted gas combination boiler (LPG gas), radiator and oak cottage door to lounge.

Lounge

15' 11" x 12' 2" (4.85m x 3.70m)

Window to front, fire surround with stone Plinth and fitted log burner, wood effect flooring, oak beams, radiator and door to front garden, further oak cottage door to kitchen/breakfast room, storage cupboard and to stairs leading to the first floor landing.

Landing

3' 0" x 2' 7" (0.91m x 0.80m)

Oak cottage doors to both bedrooms and bathroom, loft hatch and carpet flooring.

Bedroom 1

15' 11" x 12' 7" (4.86m x 3.83m)

Window to front enjoying views across Knettishall Heath and the Little Ouse valley, radiator, carpet flooring and built-in wardrobe.

Bedroom 2

9' 10" x 6' 3" (2.99m x 1.91m)

Window to side, radiator and carpet flooring.

Bathroom

5' 11" x 9' 3" (1.80m x 2.83m)

Window to front, bath with shower over, glass shower screen, low-level WC, wash basin, part wall tiling, tiled flooring, radiator and extractor fan.



Garden

The beautiful tranquil gardens are mainly laid to lawn with a large sandstone patio area, an array of mature shrubs and plant borders, stunning forest views, brick built outbuildings connected with power and lights, and pathway leading to the front door and sliding door to the Modern contemporary glass room.

Driveway

The property offers ample off-road parking with large driveway leading to a timber shed/garage.

Agents Note

This property falls under a band A for the local council tax and costs approximately £1,469.34 per annum for 2025/26. The property is connected to a shared septic tank, The cost for emptying this is shared 50/50 with next door, for more information please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

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