



Price: £295,000
1 Church Farm Cottages,
Stockton

We are delighted to offer for sale this three bed end of terraced house (of four houses), nestled in the quaint Village of Stockton and located just two miles of Beccles in neighbouring Suffolk. This unusual property was originally built to house farm workers and has a large rear garden, parking, a well-maintained front garden, two double bedrooms, one single bedroom, separate sitting room and dining room, fitted kitchen, separate downstairs toilet and store room. This property comes with no onward chain.

Property Features:

- Three Bedroom End Of Terrace House
- Large Garden
- Ample Off Road Parking
- Outbuilding With Separate Store Room
- Cloak Room
- Fitted Kitchen
- Dining Room
- Sitting Room
- Bathroom To First Floor
- Oil Fuelled
- Quiet Village Location
- No Onward Chain

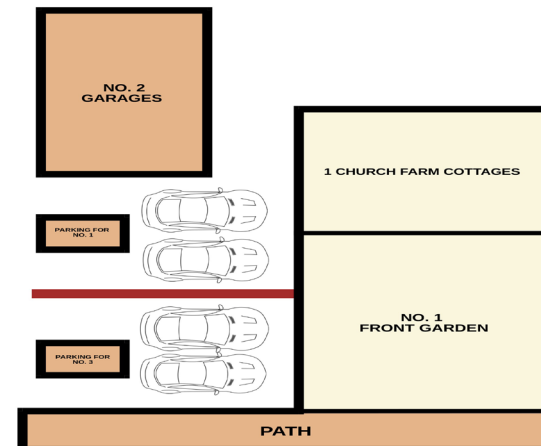


The Property:

The property is accessed via the part glazed uPVC door and into the attached outbuilding where to the left is a store room with power, light, shelving and a porthole style window to the Within the outbuilding itself is the oil boiler, radiator, power, light and a door leads to the cloakroom comprising W.C and an obscured glazed window. A further door to the kitchen and another to the rear garden. To the right-hand side of the entrance is a part glazed door to the entrance of hall of the property itself. The entrance hall has uPVC double glazed sealed unit to the front, radiator, laminated wood effect floor, and a door to the understairs cupboard that houses a fuse box and electric meter. There are carpeted stairs that lead to the first floor landing. To the right-hand side of the entrance hall is the sitting room with large uPVC double glazed window with views of the front garden and the adjoining farm, radiator, carpet, and door to dining room. To the end of the hallway is the fitted kitchen with uPVC double glazed win with rear garden views, vinyl floor and a range of wall and base units, with work surface over and inset stainless steel sink and drainer, space for electric oven, overhead extractor, space and plumbing for washing machine, space and electric point for tumble drawer, space for fridge freezer, cupboard with shelving.



Current Parking Plan







The Property Cont'd.../

A door leads to the dining room that comprises uPVC double glazed window with views of the rear garden, built in cupboards, carpet, radiator and a door that leads to the sitting room (currently covered with a freestanding book shelf). From the entrance hall stairs lead to the first floor landing there is access to all three bedrooms and the bathroom. The landing is carpeted with a radiator, porthole window to the rear aspect and there is loft access. The bathroom comprises uPVC opaque double glazed window to the rear aspect, enamel bath with mains fed shower over, wall mounted handbasin, W.C, wall mounted electric heater, shavers only point, heated towel rail, part tiled walls and vinyl floor. A door then leads to the Master Bedroom situated to the rear of the property with uPVC double glazed window with garden views, carpet, radiator and built in storage cupboard. Bedroom two faces the front of the property with a front garden view has a large uPVC framed picture window with carpet, radiator and built in double wardrobes. Finally, the third bedroom has room for a single bed and has a built in storage cupboard, carpet, radiator and uPVC window to the front aspect.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: A

Services: Oil fuelled for hot water and central heating, electricity and water connected. Water sewage treatment plant.

Viewings: By Appointment Only

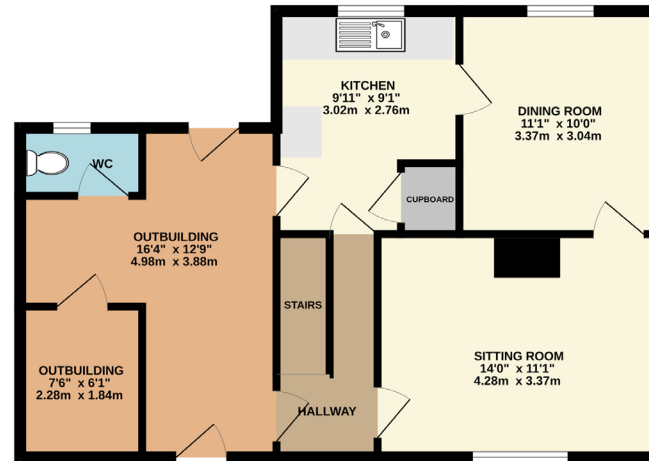
Post Code: NR34 0HJ

EPC Rating: D

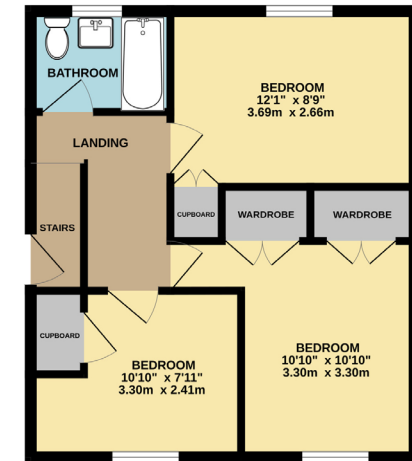
Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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.
Made with Metropix ©2024

Templewicks Estate Agents

01502 716 300
templewicks.co.uk

