



Offers In Excess Of : £400,000
18 Station Road, Geldeston

If you are looking for country living, this could be the property for you. This spacious semi-detached Cottage is located in the beautiful Village location of Geldeston and is surrounded by country walks and is within easy reach of the River Waveney. The property sits on a generous plot that measures approximately 0.78 of an acre and is mainly laid to lawn. The accommodation includes a separate sitting and dining room, kitchen/ breakfast room and three double first floor bedrooms.

Property Features:

- Village Location
- Three Double Bedrooms With Built In Storage
- Family Bathroom
- Shower Room
- Separate Toilet
- Sizable Sitting Room
- Separate Dining Room
- Kitchen / Breakfast Room
- Generous Plot
- Ample Off Road Parking



The Property:

Entering the property through the main entrance you are greeted by a spacious hall with staircase rising to the first floor and an under stair storage cupboard. To the front of the property is a sitting room which has the benefit and charm of an open fire having a tiled surround and mantle, the room is also flooded with light due to the dual aspect uPVC sealed unit double glazed windows. This room also has original picture rails. A separate dining room, which is currently being used as a second sitting room, has ample space for a family dining table and features a brick fireplace (Decorative Stove) with adjoining plinth for T.V standing and uPVC sealed unit double glazed window over-looking the front garden. A kitchen breakfast room can be found to the rear of the property and comprises a worktop with inset sink and drainer, cupboards and drawers beneath, space for a free-standing electric cooker, recess with space and plumbing for a washing machine, further worktop with cupboards under, corner shelved unit and matching wall cupboards over. A large pantry with double doors has ample shelving and storage space and has a small window. A uPVC door with matching window leads into a lean-to porch having a door leading out to the garden. From the hall, a door gives access into a shower room with white suite comprising W.C, wash basin and a shower area with wall mounted shower, seating and shower curtain and rail.







Property Cont'd/

The stair case rises to the first floor and landing and gives access into the main bedroom with dual aspect uPVC sealed unit double glazed windows over-looking picturesque countryside to the front, there is also an airing cupboard and further single storage cupboard. There are two further double bedrooms, one of which has a double fitted wardrobe with added storage above. The family bathroom comprises enamel bath with tiled splashbacks, washbasin and uPVC sealed unit double glazed opaque window, there is also a separate W/C.

External

Outside, the front the property is approached via a driveway, with enclosed lawned front garden, hedging and a beautiful cherry blossom tree. The driveway extends to the main entrance. A side gate leads round into a good size garden that is approximately 0.78 of an acre and is mainly laid to grass with mixed hedge borders. A paved patio area provides a space for table and chairs and entertaining throughout the summer months. There are various outbuildings and sheds that provide plenty of outdoor storage space.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Oil fuelled for hot water and central heating, electricity and water connected.

Viewings: By Appointment Only

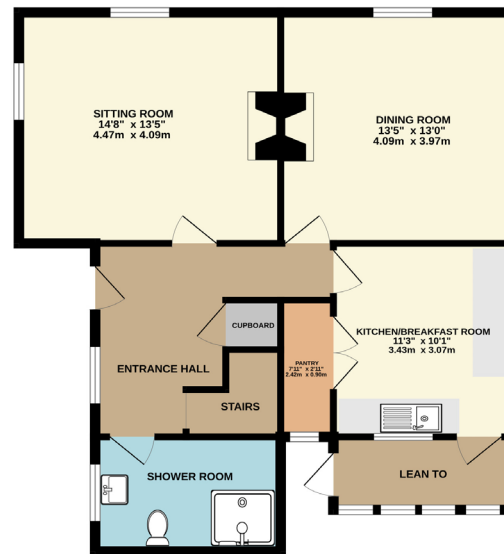
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EPC Rating: E

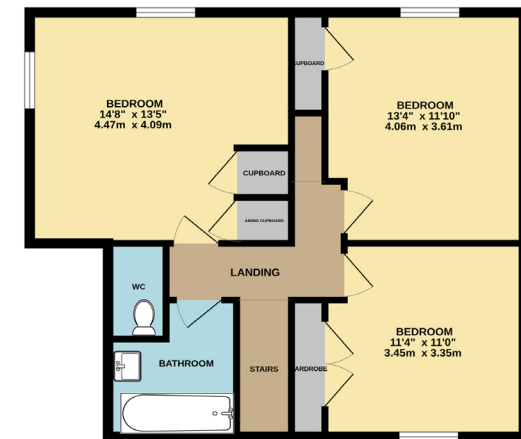
Tenure: Freehold

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
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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

Geldeston Village is situated in Norfolk and is approx. 2.5 miles from the thriving market town of Beccles and around 14 miles of the City of Norwich. The Village has a church that dates back to 14th Century and a Village Hall. There are bus services with links to Beccles, Diss, Southwold, Halesworth, Bungay & Great Yarmouth.

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