



Guide Price: £575,000  
Hideaway Cottage, Kirby Cane

*A spacious detached family property situated in the heart of this pretty village of Kirby Cane and being within easy reach of both market towns of Beccles and Bungay. This family property has versatile living accommodation including a spacious sitting room with wood burning stove, kitchen breakfast room, utility, four first floor bedrooms with en suite shower to the master and a family bathroom. Outside there is off road parking to the front and a fully enclosed mainly lawned garden to the rear. Adjoining the right hand side of the property is a one bedroomed annexe with kitchen/ dining area and a separate shower room.*

### Property Features

- Spacious Detached Family Home
- Sitting Room
- Kitchen/Breakfast Room/ Utility
- Family Bathroom/ En-suite/Cloak Room
- One Bedroom Annexe With Shower Room Including Kitchen & Living Area
- Enclosed Gardens
- Ample Off Road Parking
- Wood Burning Stove
- Close To Local Village Shop & School
- Off Road Parking



### The Property

**Entrance Hall** - Wood effect laminate flooring, staircase rising to first floor with storage cupboard under, uPVC sealed unit double glazed front door with matching side panels.

**Sitting Room** - Feature brick fireplace with inset wood burning stove, uPVC sealed unit double glazed French styles door to garden and uPVC window to the front.

**Inner Hall** - Ceramic tiled flooring and uPVC sealed unit double glazed window.

**Cloakroom** - Ceramic tiled flooring and uPVC sealed unit double glazed window.

**Kitchen/Breakfast Room** - Worktop with inset butler style sink with a range of cupboards and drawers under and recess with space and plumbing for dishwasher, recess with space for freestanding electric cooker with extractor and light over, matching wall cupboards, recessed ceiling lighting, fully tiled floor, radiator, uPVC sealed unit double glazed window overlooking rear garden, walk in pantry cupboard housing oil fuelled boiler for central heating and domestic hot water.







**Staircase To First Floor Landing** - With roof access hatch.

**Bedroom One** - uPVC sealed unit double glazed window, radiator and walk in wardrobe and door leading into:-

**Ensuite Shower Room** - Fully tiled shower cubicle, low level W.C, pedestal wash basin and uPVC sealed unit double glazed window.

**Bedroom Two** - uPVC sealed unit double glazed window radiator, artex ceiling.

**Bedroom Three** - uPVC sealed unit double glazed window, artex ceiling, fitted wardrobe with louvre fronted doors and radiator.

**Bedroom Four** - uPVC sealed unit double glazed window, artex ceiling, and radiator.

**Family Bathroom** - With white suite comprising free standing bath, low level W.C, fully tiled shower cubicle, pedestal wash basin, wall mounted corner cupboard, exposed timber flooring and opaque uPVC sealed unit double glazed window.

**External** - External driveway provides ample off road parking and extends to the front entrance. To the rear is a fully enclosed garden which is mainly laid to lawn with laurel hedging to the end boundary, paved patio with pergola over, timber and felt roofed shed and workshop.

**Annexe** - Separate entrance with uPVC glazed front door.

**Shower Room** - uPVC window, smooth plastered ceiling, low level WC, pedestal wash basin, enclosed shower cubicle with electric shower.

**Bedroom** - Laminate floor, smooth plastered ceiling.

**Kitchen** - uPVC window to side aspect, smooth plastered ceiling, work top, inset stainless sink and drainer with cupboards beneath, laminate flooring, uPVC door to garden.

## Additional Information:

**Local Authority :** South Norfolk

**Council Tax Band:** E

**Services:** Oil fuelled boiler for hot water and central heating, mains drainage, water and electricity connected.

**Viewings:** By Appointment Only

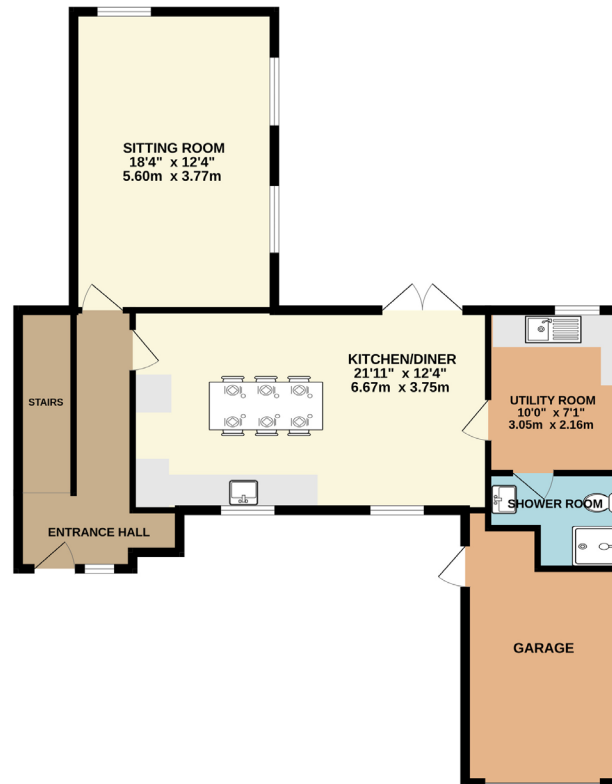
**Post Code:** NR35 2PL

**EPC Rating:** D

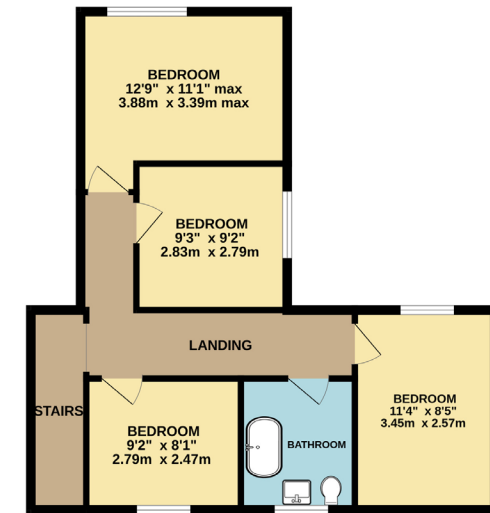
**Tenure:** Freehold

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  
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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**Templewicks Estate Agents**

**01502 716 300**  
**templewicks.co.uk**

