



1 BECCLES ROAD

TOFT MONKS, BECCLES NR34 0EA



Set popular village location of Toft Monks, this charming two-bedroom semi-detached cottage dates back to circa 1860 and offers a wonderful opportunity for those seeking a character home with scope for modernisation.

Occupying a generous plot and enjoying open field views to the rear, the property combines period features with exciting potential. Conveniently positioned with excellent road links to Beccles and Norwich, the cottage is set back from the road behind an enclosed front garden, with a substantial parking area to the side providing space for multiple vehicles. The property is entered via the front into a cosy sitting room, featuring a fireplace and stairs rising to the first floor. This leads through to an inner dining room, also benefitting from a feature fireplace and built-in storage, creating a welcoming and versatile living space. Beyond lies the kitchen, which opens into a rear conservatory addition overlooking the garden and offering delightful views across the surrounding countryside. A rear hall links these areas and provides access to the ground floor bathroom. Upstairs, the first floor comprises two well-proportioned bedrooms. Externally, the property sits within a generous and well-established plot, with gardens planted with a variety of mature shrubs and trees, offering both privacy and a pleasant

outlook. The rear garden is a particular highlight, extending to open fields beyond.

SERVICE

Mains electricity and water are connected. Drainage is via a private system shared with the neighbouring property. (Please note that the agent has not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles office.

LOCAL AUTHORITY

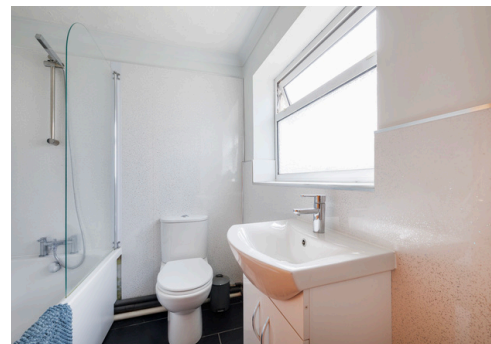
South Norfolk Council - Tax Band: B



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FIELD VIEWS TO REAR!

