



# MARSH COTTAGE

HULVER ROAD, ELLOUGHT, BECCLES, NR34 7XF



Positioned along a quiet country lane and enjoying splendid rural views from all aspects, Marsh Cottage is a charming and characterful home set within a generous plot extending to approximately 0.64 acres (stms).

**The property is entered via a welcoming front lobby which leads into an inner hallway with stairs rising to the first floor. Tucked neatly behind the staircase is a useful study area, complete with a window offering a pleasant view along the lane – an ideal space for home working.**

The ground floor offers two generously proportioned reception rooms, both featuring attractive fireplaces and connected to create a wonderful flow for family living and entertaining. The dining room benefits from French doors opening into a delightful garden room, from which there are lovely views over the rear garden.

The recently re-fitted kitchen has been beautifully updated by the current owners and features a stylish range of contemporary units yet complement the cottage's character. A side hallway provides access to a WC, rear porch and also leads through to the double garage, adding practicality to the layout.

Upstairs, the first floor offers three bedrooms, each enjoying wonderful countryside views. A

family bathroom and separate WC are conveniently located for the bedrooms, while an additional room at the end of the hallway provides excellent versatility and could be used as a dressing room, storage space or potentially converted into an ensuite.

Outside, the property benefits from two separate driveways, providing ample off-street parking. The beautifully maintained rear garden has clearly been cared for by the current owners and provides a peaceful setting to enjoy the surrounding countryside. Useful outbuildings include, a former railway carriage which has been converted into a workshop and summer house, further enhancing the appeal of this delightful rural home.

### SERVICES

Mains electricity and water are connected, drainage is to a septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – D



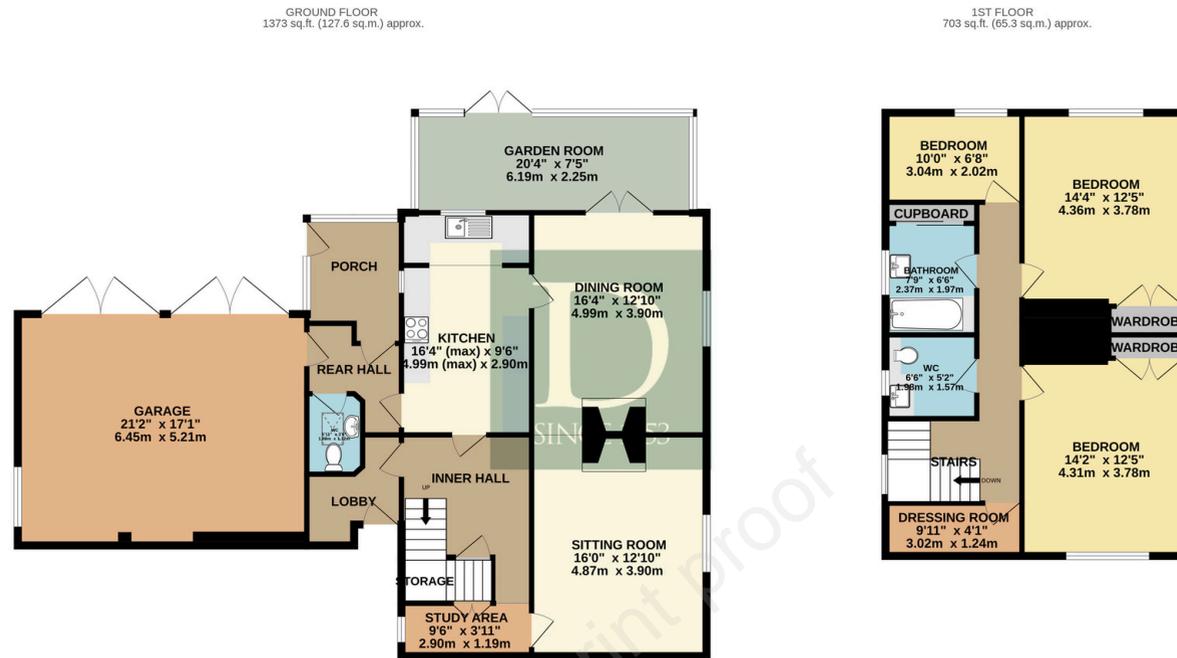


RURAL  
LOCATION





## FLOOR PLAN



TOTAL FLOOR AREA: 2076 sq.ft. (192.9 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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### CONTACT US

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