



*Church Farm Cottages
Stockton, NR34*

We are delighted to offer for sale this three bedrooomed terraced house in need of some further modernisation, 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.

The Property

Three Bedrooms

Separate Sitting Room and Dining Room

Cloakroom / Shower Room To First Floor

Fitted Kitchen

Large Garden

Off Road Parking

All Electric / Sewage Treatment Plant

Quiet Village

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. Within the out building there is 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, electric wall heater, under-stairs cupboard that houses a fuse board and electric meter. To the right-hand side of the entrance hall is the sitting room with large uPVC double glazed window with views of the front, radiator and door to dining room. To the end of the hallway is the kitchen with uPVC double glazed window overlooking the rear garden, 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 for fridge freezer, cupboard with shelving. From the entrance hall stairs lead to the first floor landing where there is access to all three bedrooms and the bathroom. The landing is carpeted with a radiator, uPVC porthole window to the rear aspect and there is loft access. The shower room comprises uPVC opaque double glazed window to the rear aspect, corner shower unit, wall mounted hand basin, W.C, wall mounted electric heater, heated towel rail, part tiled walls and vinyl floor. 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.









External

The property is approached via a shared drive way which leads through a metal gate to a fully enclosed front garden which is mainly laid to lawn with shrub borders. This area would make ideal off road parking. To the rear is a lawned rear garden with hedging and shrubs along with a timber garden shed.

Location

Stockton is a small village in Norfolk, close to the A146 and just over 2 miles from the Beccles in Suffolk. Its rural location and proximity to the Market Town of Beccles offers the best of both worlds. The market town of Beccles has much to offer; also known as the 'Gateway to the broads' benefits from having its own Train Station (East Suffolk Line) with links to Ipswich and onto London Liverpool Street, and more local locations such as Brampton and Oulton Broad. Beccles has a bus station located centrally with regular services to the City of Norwich, the seaside towns of Great Yarmouth and Gorleston, as well as Lowestoft, Pakefield and many other villages in between. The bus station is conveniently situated immediately opposite the property. Beccles also has easy access to local independent shops, restaurants and public houses. countryside walks.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: B

Services: Electricity and water connected.
Sewage treatment plant.

Viewings: By Appointment Only

Post Code: NR34 0HJ

EPC Rating: D

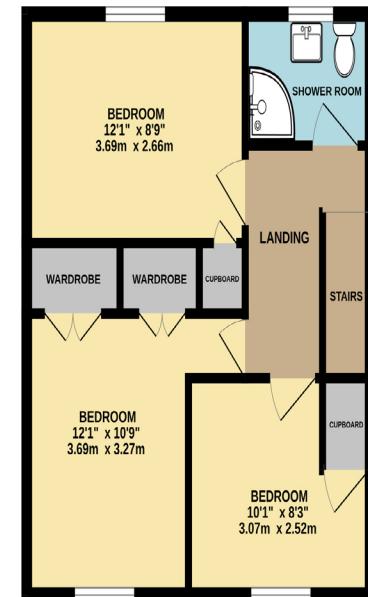
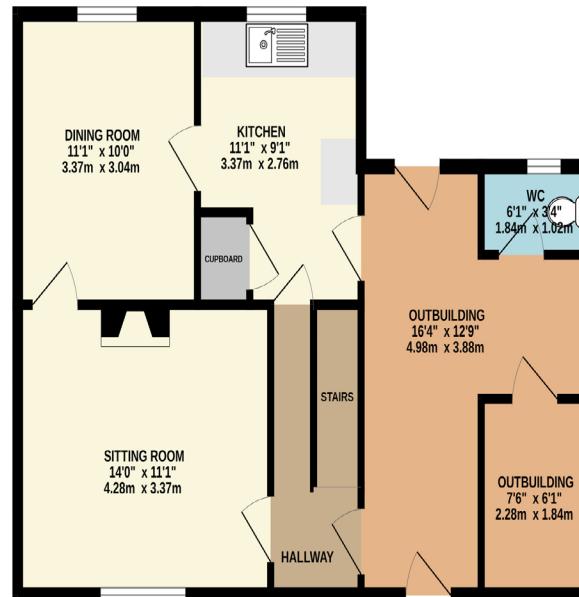
Tenure: Freehold

Guide Price : £210,000

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
624 sq.ft. (57.9 sq.m.) approx.

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



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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