



1A LEAM COTTAGES
CHURCH STREET, OCCOLD, EYE, IP23 7PS



A charming and immaculately presented two-bedroom mid-terrace character cottage, perfectly located in the well regarded village of Occold.

Discover this beautifully presented character cottage in a well regarded village setting. The front door opens to a captivating sitting room defined by its impressive inglenook fireplace (housing an old bread oven and a new wood burning stove). There is a wooden latch door that gives you access to the stairs leading to the first floor and door to the stylish refitted kitchen/dining room, where there is a door leading to the rear garden. The first floor reveals a landing with exposed chimney breast and timbers, serving two bedrooms and a well-equipped bathroom. Outside, a newly laid gravel driveway gives you off road parking. The charming reimaged rear garden offers a delightful mix of lawn area, terrace beds and borders and a gravel path leading to the renovated red brick outbuilding providing two separate storage spaces.

LOCATION

This popular village has a primary school, public house, village hall and church. Eye is just 3 miles away and offers a range of day to day amenities. The historic market town

of Diss is a further 8 miles to the north with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

SERVICES

Electric storage heaters. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band – A

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENT'S NOTE

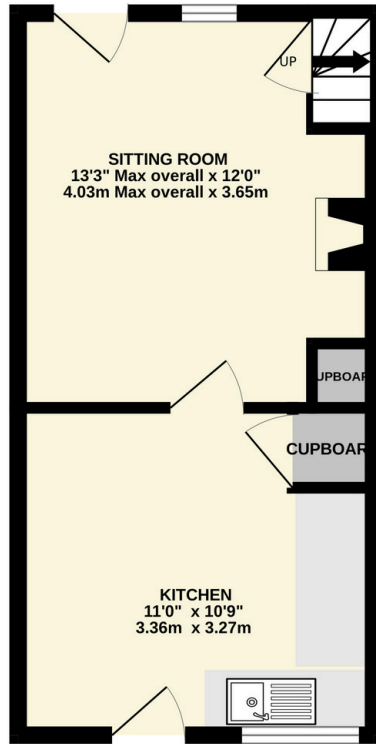
Planning permission has been granted for a single storey extension to the rear - DC/24/031444



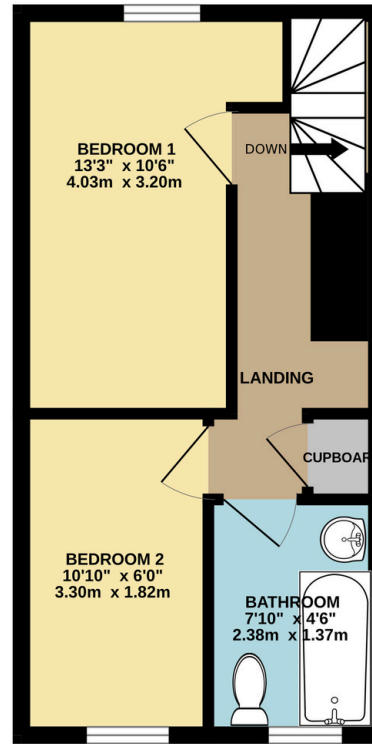


FLOOR PLAN

GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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