



MOONLIGHT COTTAGE

HULVER STREET, HULVER, BECCLES, NR34 7UE



This charming semi-detached cottage occupies a generous plot, offering excellent potential for buyers looking to create their ideal home.

The property is approached via a rear entrance, opening into a conservatory-style entrance which leads into a hallway.

From here, there is access to a ground floor wet room and a double-aspect sitting room, providing plenty of natural light. The kitchen is situated to the rear of the property and benefits from a useful walk-in pantry, with a further door leading through to the dining room.

Stairs rise from the dining room to the first floor, where three bedrooms can be found. Currently, two of the bedrooms are accessed via the principal bedroom; however, the layout offers significant scope for reconfiguration. There is clear potential to enhance privacy between rooms and possibly introduce bathroom facilities on the first floor, subject to the necessary permissions.

Externally, the property features a driveway to the side and a range of outbuildings, further adding to its versatility and development potential. This is an exciting opportunity for buyers seeking a property with character and scope

to modernise and personalise.

SERVICES

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

TENURE

Freehold.

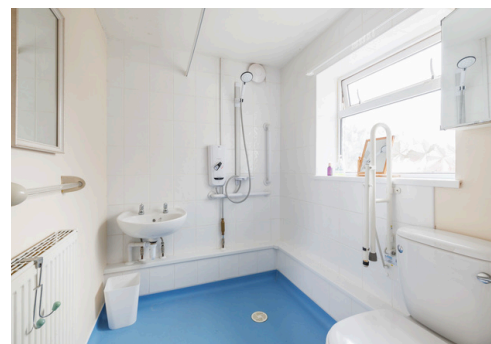
VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

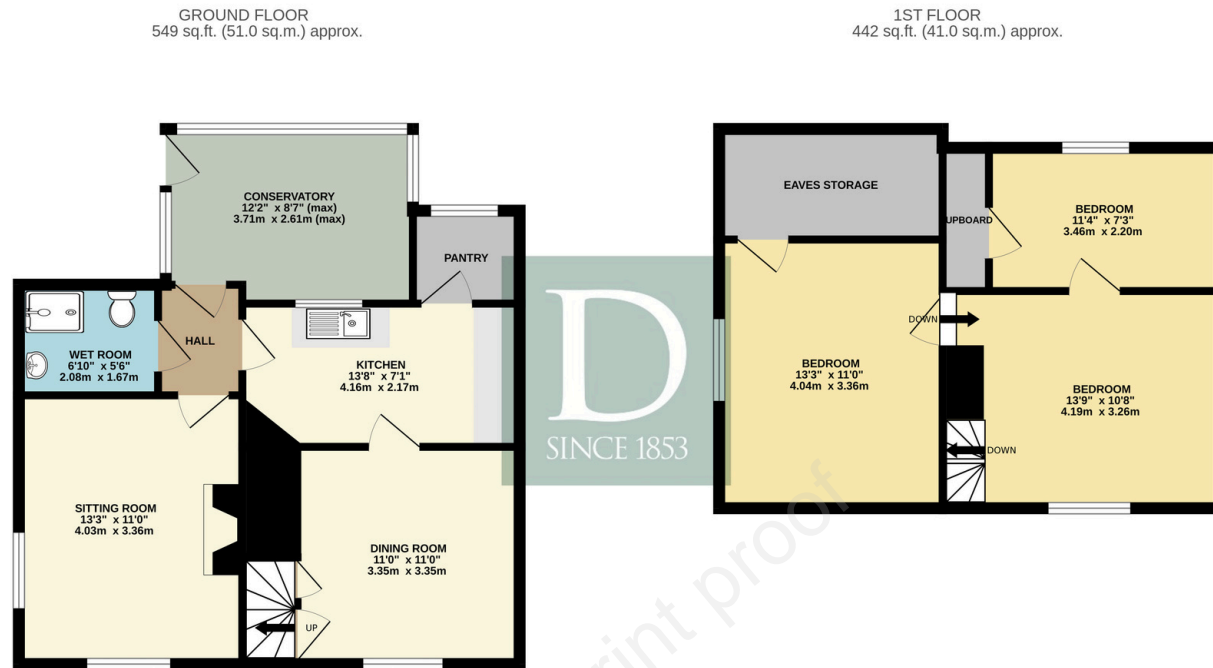
East Suffolk District Council. Council Tax Band – B





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA : 991 sq.ft. (92.0 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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