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*St. Olaves Road,
Herringfleet, Suffolk*

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to present this charming property to the market. Accessed easily off the B1074 and nestled within the Somerleyton Estate this house occupies a generous plot with beautiful views to the rear over the Herringfleet Hills. There is an abundance of light and space throughout the property which has been modestly renovated offering a buyer the flexibility to make it their own. Viewing is advised.

Accommodation comprises briefly:

- Two Entrance Halls (side and front)
- Shower Room
- Cloakroom
- Kitchen/Dining Room
- Living Room
- Study
- Bedroom
- Large South Facing Garden



Property

Entering this characterful property from the side entrance we are welcomed into a spacious entrance hall and to the right, the shower room. A single door opens into the kitchen/dining room. This room is brimming with light, offering new fitted wall and base units, work surfaces, sink and drainer with mixer tap, under counter spaces for a dishwasher and washing machine, numerous plug sockets, a hob and spaces for integrated fridge/freezer and oven. An island in the centre of the kitchen area offers more storage and space for food preparation and socialising. There is space for a dining table and chairs, behind which are beautiful double doors opening out onto the garden and views beyond. There are two small flights of stairs leading up into the reception room with log burner and sash window. On the other side of the room is a door which leads to the entrance hall and to the front door, and cloakroom. The study is entered from the reception room, it has an understairs cupboard, window and a flight of stairs leading up into the most beautiful vaulted bedroom. This room is stunning, and with the extra light of the windows to the rear, offers an amazing space with far reaching views.



Outside

Accessed from the road to the right of the property a 5 bar gate invites you into the idyllic natural drive and South facing garden. This space offers the purchaser a blank canvas to make it their own.

Location

This property is located just outside of the sought after village of Somerleyton and is close to the well known Dukes Head pub and restaurant. The country lane which runs between the Dukes Head and Marsh Lane leads down to the river with moorings. The village enjoys stunning scenic walks and a range of amenities including a bowls green, children's park with tennis and basketball court, football fields, allotment gardens, marina and local train station on the Norwich to Lowestoft line which gives links to London Liverpool Street via Norwich (1 hr 54 mins).

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Air Source Heat Pump. Mains electricity, water and drainage.

Energy Rating: D

Local Authority:

East Suffolk Council

Tax Band: B

Postcode: NR32 5QT

What3Words: ///blackbird.whisker.skim

Tenure

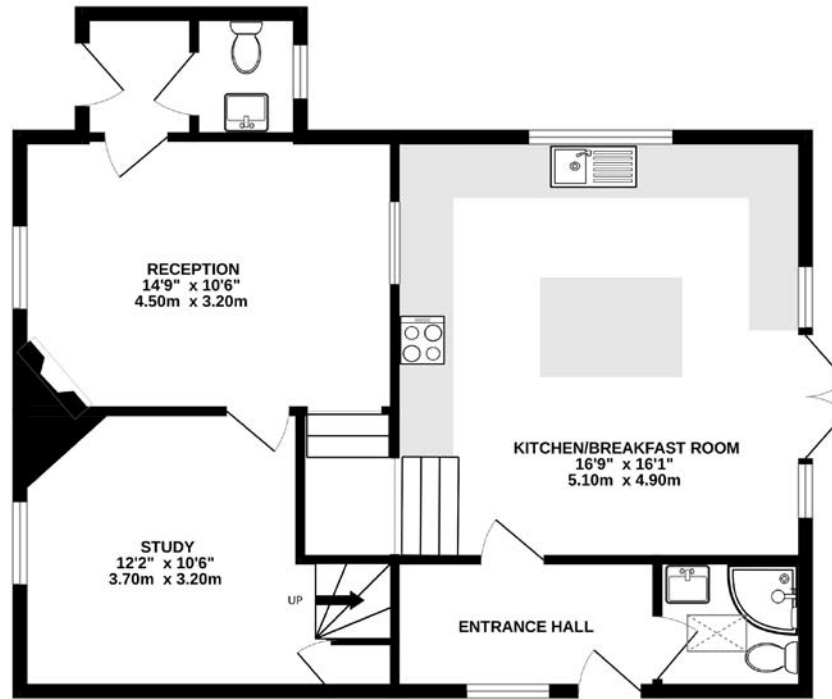
Vacant possession of the freehold will be given upon completion.

Agents' Note

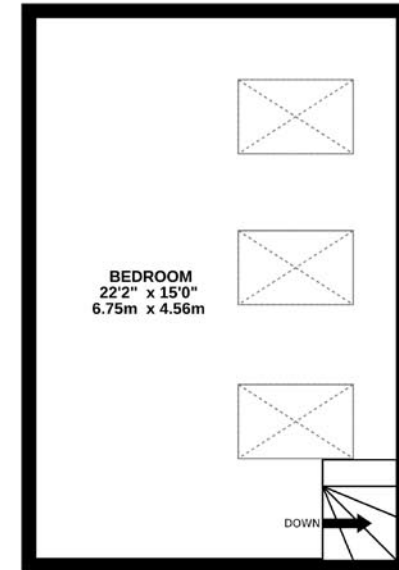
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £315,000

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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To arrange a viewing, please call 01986 888160

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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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