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Forge House
Somerleyton, Suffolk

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**MUSKER
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ESTATE AGENTS

St Olaves Marina - 2.8 miles
Beccles - 10.3 miles
Norwich - 22.5 miles
Corton Beach - 4.5 miles

A charming and secluded Victorian red brick detached house situated in the heart of the much sought after North Suffolk Village of Somerleyton. Set within a generous plot of approx. 0.2 acres (STS), this is an opportunity for an incoming buyer to refurbish and create a wonderful character home. The property offers three bedrooms and two reception rooms. Quietly located well away from the road with generous gardens to the front and walled rear garden. Offered with no onward chain this is a must view!

Accommodation comprises briefly:

- Entrance Hall
- Two Reception Rooms
- Kitchen/Breakfast Room
- Pantry
- Utility/Boot Room
- Three Bedrooms
- Bathroom
- Charming Cottage Gardens
- Store Room/WC (interconnecting to boot/utility room)
- Parking Options TBC with any potential purchaser

Property

We are pleased to offer this delightful character house which offers an incoming purchaser the opportunity to refurbish and upgrade to their own specification. The wide entrance hall welcomes one into the property with a reception room to either side, both with fireplaces and lovely views across the generous front garden. The kitchen/breakfast room is a blank canvas for an incoming buyer with views to the rear. The original pantry with shelving off the kitchen and a large utility/boot room off the kitchen gives access to the rear walled garden. There is also a brick outhouse which is connected to the boot room and separate WC. Upstairs there are two generous double bedrooms with pretty views to the front garden and plenty of space and a further single bedroom with views to the rear. The family bathroom has a white three piece suite with a shower attachment, WC and wash hand basin. Boasting character features throughout this property offers a wonderful opportunity for the incoming purchaser.









Outside

The house is located in a secluded location accessed via Blacksmiths Loke set back from The Street. There is a very generous garden to the front (approx. 45m) which is laid to lawn and surrounded by mature trees and hedges giving a great feeling of space in front of the house. A path leads us to the front of the property and to the side of the house there is gated access to the rear garden. At the rear we find an enclosed cottage garden surrounded by attractive walls and fencing with a plum tree, roses and other mature planting, along with an area of lawn and some hard standing. The brick outhouse has a WC and store room which is interconnected with the utility/boot room internally. The whole plot is approximately 0.2 of an acre (STS).

Location

This property is located in the much 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). 10 minute drive to the coast.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating & Hot Water.
All mains connected.

Energy Rating: E

Local Authority:

East Suffolk District Council
Tax Band: B (subject to review)
Postcode: NR32 5PU

What3Words: ///stray.remains.tucked

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: £325,000



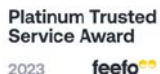
To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
Halesworth 01986 888205
Bungay 01986 888160

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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