



Theberton,

Guide Price £265,000

- No Onward Chain
- Off Road Parking & Large Garden
- Close to the Coast
- Four Bedrooms
- Potential to Remodel/Extend
- EPC - E
- Charm & Character
- Outbuilding

Potters Street, Theberton

A charming four bedroom semi-detached cottage with a large private garden situated in Potters Street, a designated a quiet road in a countryside setting, about one mile south of the village. Theberton lies close to the Suffolk Heritage Coast with the market town of Saxmundham five miles and Leiston three miles distant, both offering excellent shopping and schooling facilities. The A12 Great Yarmouth to London Road is about three miles distant giving easy access to London and the south, with a railway service from Saxmundham and Darsham to Lowestoft, Ipswich and London Liverpool Street. For those with leisure interests in mind the Heritage Coast area abounds with opportunities including birdwatching at the renowned RSPB Bird Sanctuary at Minsmere, cliff top walks at the Dunwich National Trust Reserve, music at the Snape Maltings Concert Hall and both sailing and golfing at Aldeburgh and Southwold.



Council Tax Band: C



DESCRIPTION

Set within a particularly generous plot in a countryside location, this spacious and attractive semi-detached cottage offers a delightful blend of rural charm and convenient access - situated on a designated quiet road just three miles from the well-served town of Leiston.

Nestled behind a mature hedgerow along a peaceful single-track road, the property features rendered elevations beneath traditional pantile roofs and enjoys uninterrupted views across the neighbouring countryside. The expansive rear garden provides a wonderfully private outdoor space, ideal for relaxation, gardening, or family life and has a useful brick & timber outbuilding extending to 21sq meters

Inside, the cottage offers well-proportioned accommodation arranged over two floors. A rear entrance leads into a practical kitchen, with a bathroom conveniently located nearby. The dining room, complete with fireplace and views of the front garden, is perfect for family meals or entertaining guests. The cosy sitting room also features a fireplace and opens into a versatile garden room/snug with patio doors that lead directly onto the rear garden, creating a seamless indoor-outdoor connection.

Upstairs, there are four generously sized bedrooms, including a principal bedroom with a hand basin, shower, and lovely views over the garden. A shower room completes the first-floor layout.

With its combination of space, character, and countryside appeal, this cottage is a rare opportunity to enjoy peaceful rural living with amenities just a short drive away.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains electricity and water. Storage Heaters. Septic tank.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Email: enquiries@flickandson.co.uk

Tel: 01728 633777 Ref: 20934/RDB.

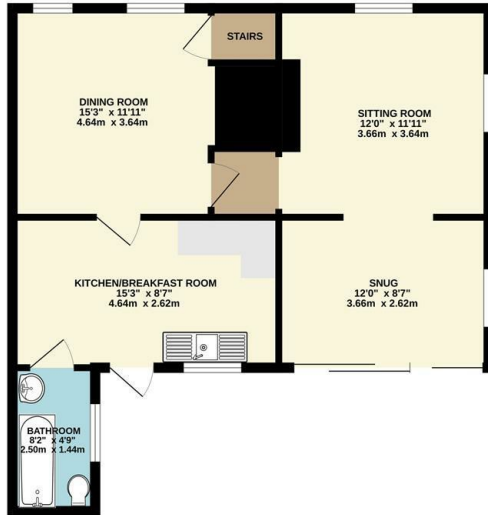
FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

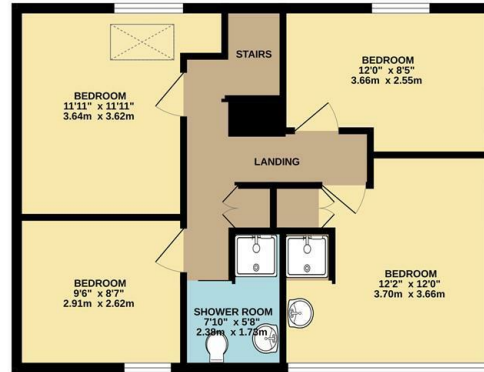




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

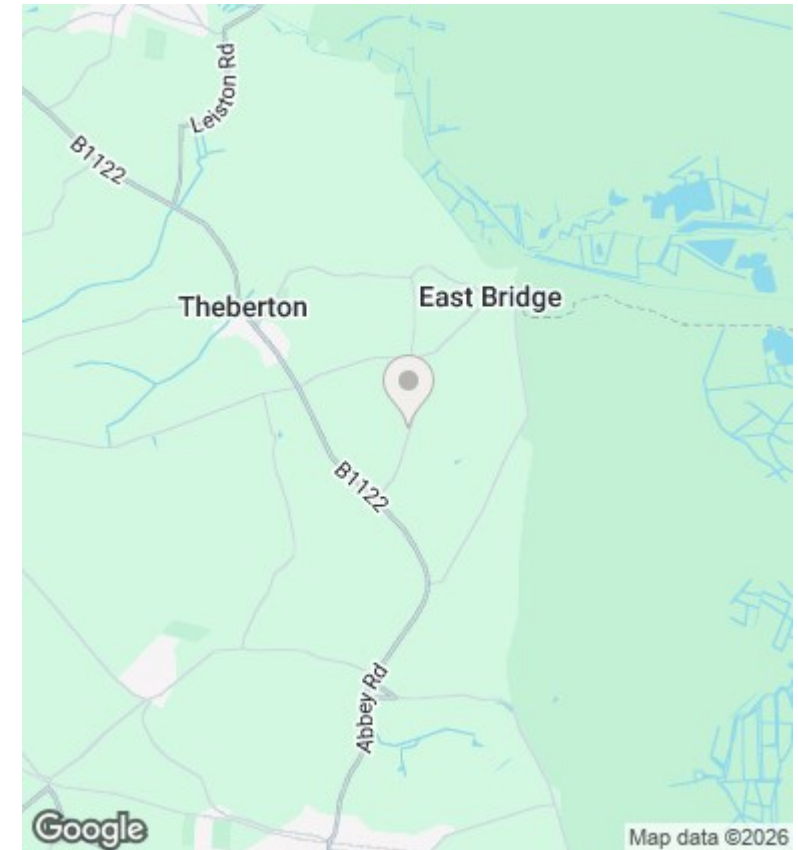


1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com