



*Lavender Cottage  
Kirby Cane, Bungay*

*This mid terraced cosy Victorian cottage is situated in the quiet rural Village of Kirby Cane is offered for sale with no onward chain. This property has a walled front garden, porch entrance, three double bedrooms, sitting room / dining area with Inglenook fireplace and wood burning stove, galley kitchen, first floor bathroom and an enclosed rear garden with brick store.*

*The property has on road parking.*

### **The Property**

- Three Double Bedrooms
- Sitting / Dining Room With Inglenook Fire Place
- Galley Kitchen
- First Floor Bathroom
- Original Features
- Oil Fuelled
- Quiet Rural Location
- No Onward Chain



### **The Property**

The storm porch gives access to the sitting room comprising beamed ceiling, double glazed window to front, wood floor, red brick Inglenook fireplace, wood burning stove (in use), tiled hearth, two built in storage cupboards, wall mounted lighting. There are steps that lead to an additional area that is suitable for use as a dining room. Further steps lead to the fitted galley style kitchen with tiled floor, fitted wall and base units, work surface with inset sink and drainer, inset four ring electric hob, integrated extractor fan over, space for under counter fridge, space and plumbing for washing machine, space for electric freestanding cooker, part tiled walls, inset spotlights to ceiling, window with rear garden views and wooden stable door leading to the rear garden. From the sitting room a latch door opens onto the carpeted stairs with exposed red brick wall and handrail and a further latch door open to the landing. The landing leads to two of the bedrooms and the bathroom. The landing has a carpeted floor, part plastered and painted walls with part tongue and groove, wall mounted lights, radiator and beams to the ceiling and a built in storage cupboard. A latch door leads to bedroom one, at the front of the cottage, with carpet, radiator, a further latch door to built-in storage cupboard, painted walls, beams to ceiling and window to the front. Bedroom two is located to the rear of the hall with steps down, carpet, radiator and window with garden views, with white painted and beamed walls. Steps lead down into the bathroom, located at the rear of the property with radiator, fitted carpet, white bathroom suite including panelled bath with mains fed shower over and glass shower screen, w/c, pedestal wash basin, window to the rear.







### **The Property (Cont'd.....)**

A further latch door from the landing gives access to carpeted stairs with exposed brick wall, handrail and latch door opening into the second floor master bedroom where the floor is carpeted, there are beams to ceiling, ceiling lighting, a storage cupboard and window to rear with views of the garden.

### **External**

To the front of the property is a brick built wall and wooden gate, with lawn and various shrubs. To the rear is a fully enclosed garden with part shingle, part lawn and brick store. There are various shrubs and trees.

### **Location**

Kirby Cane is a rural Village located just under four miles from the Market Town of Beccles and fourteen miles of Norwich. The village can be accessed from the A143 and Kirby Cane has its own village shop, post office and bus service to Diss & Beccles.

## Additional Information:

Local Authority : South Norfolk

Council Tax Band: B

Services: Oil boiler for hot water and central heating, electricity connected, water supply and sewage.

Viewings: By Appointment Only

Post Code: NR35 2PW

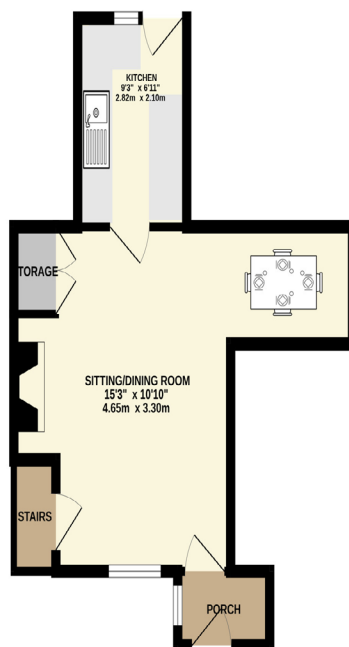
EPC Rating: E

Tenure: Freehold

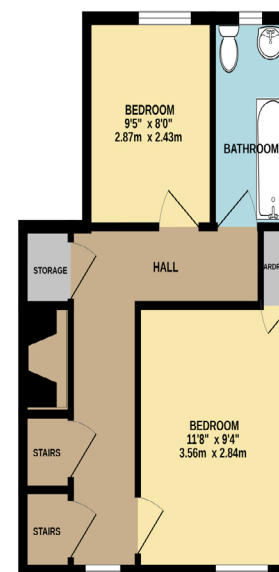
Guide Price : £199,950

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

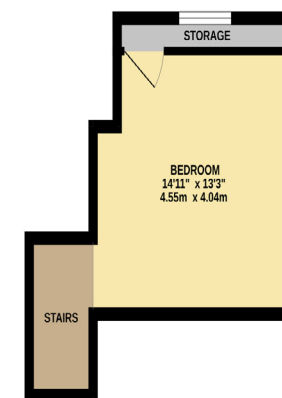
GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR  
190 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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.

Made with Metropix ©2025

# Templewicks Estate Agents

01502 716 300

templewicks.co.uk

