



The Street, Eriswell, Brandon, IP27 9BH

welcome to

The Street, Eriswell, Brandon

CHAIN FREE! A CHARACTERFUL & CHARMING chocolate box cottage in the hamlet of Eriswell, offering lounge with feature WOODBURNER, TWO BEDROOMS, downstairs STUDY & a charming cottage style garden to rear, making for an ideal FAMILY HOME or INVESTMENT BUY!

Summary

Nestled within the peaceful hamlet of Eriswell, close to the sought after village of Lakenheath, this charming chocolate box style cottage offers a wonderful blend of character, comfort & potential. Offered to the market with no chain, it presents an ideal opportunity for first time buyers, families, investors or those seeking a countryside retreat with amenities close at hand.

Surrounded by rural Suffolk scenery yet within easy reach of Brandon, the property enjoys the best of both worlds, combining peaceful village living with convenient access to shops, schools, restaurants & excellent transport connections.

Inside, the home has been recently neutrally decorated throughout, creating a bright & welcoming atmosphere while also providing a blank canvas for a new owner to personalise and make their own.

The spacious living room forms the heart of the home, where a beautiful feature woodburner creates warmth, character & a cosy focal point for relaxing evenings. Adjoining this space is a versatile study, ideal for home working or as an occasional third bedroom if required.

The sleek kitchen offers ample space for appliances & storage, while the ground floor bathroom adds further practicality.

Upstairs, two bedrooms provide comfortable accommodation, both benefitting from useful storage and an abundance of natural light.

Outside, the delightful cottage-style rear garden offers a private and versatile setting, ready to be enjoyed as it is!

The Accommodation

Entrance door to:

Lounge

With inset feature woodburner, stairs to the first floor landing, dual aspect windows to both the front and rear, door to front and step up to:

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, electric oven and hob, two windows to side, door to rear, radiator and door to:

Bathroom

With W.C, wash hand basin, claw foot bath, dual aspect windows to both the rear and side and radiator.

Study

With window to front and radiator.

First Floor Landing

With access to the loft space and built in storage cupboard.

Bedroom One

With some restricted head height, built in storage cupboard, window to front and radiator.

Bedroom Two

With some restricted head height, window to rear and radiator.





Outside

Front Garden

To the front of the property, there is an enclosed front garden with a gate that leads to a path to the front door and a bin storage area to the side.

Rear Garden

To the rear, the cottage-style rear garden is largely laid to lawn with an area laid to bark, large timber shed, external oil tank and a range of mature plants and shrub borders throughout.



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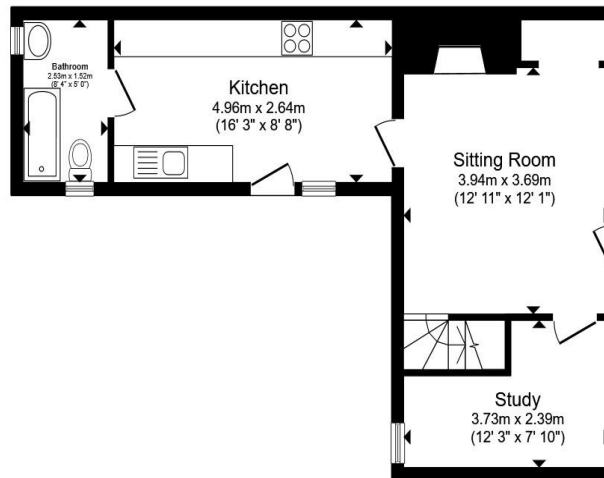
The Street, Eriswell, Brandon

- 18th Century Chocolate Box Cottage
- Historically within the Elveden Estate
- Rural, Conservation Hamlet Location
- Oil Boiler, Less than a Year Old
- Spacious Lounge with Feature Woodburner
- Charming Cottage Style Rear Garden
- Two Bedrooms
- Plenty of Potential for Personalisation Throughout

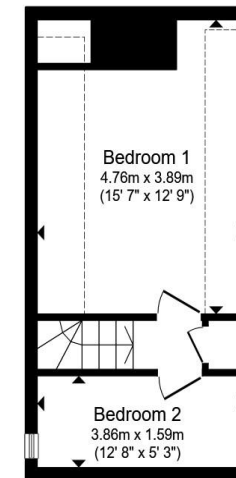
Tenure: Freehold EPC Rating: E

Council Tax Band: B

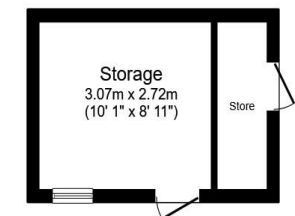
£220,000



Ground Floor



First Floor



Outbuilding

Total floor area 82.6 m² (889 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRD111308 - 0004

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