



ASH TREES
CHURCH LANE, WHEATACRE



This gorgeous three bedroom semi detached cottage, in a total plot of 0.40 acres, has lovely gardens & is situated in a marvellous peaceful location, abutting fields to the rear.

The accommodation additionally consists of: a spacious garden room, kitchen/breakfast room, sitting room, utility room with wc, first floor landing with study area, bathroom, porches to front & rear, oil central heating & parking. Bedroom one is of a particularly generous size. The gardens provide a variety of elements. There is the vibrant area at the rear of the property; with borders of shrubs & flowering plants, lawn & a pond. To the right is a more private area, with excellent views over the fields at the rear. On the other side, there is a pleasant lawn area with trees. A separate section of the property has additional garden, which is used as a fruit/vegetable plot. Part of the outbuilding is also available. There is also further potential parking within this area. A further nice touch is the working pump & well at the front of the property.

AGENTS NOTES

A small section of what is available to buy is currently within a possessory legal title. Durrants understands that this will be incorporated into the main title within the conveyancing of the

sale. There is a flying freehold over a small part of the utility room from the adjoining cottage.

DIRECTIONS

Heading out of Beccles via Northgate, at the bottom take the left hand turn over the bridge & continue through Gillingham. Turn left onto the A146 & turn right at the McDonalds' roundabout towards Great Yarmouth. In one mile take the right hand turn into Aldeby & continue into Burgh St Peter. At the crossroads take the left hand turn into Pit Road. Continue on this road and take the left hand turn into Church Lane, and then the right hand turn at Wheatacre Paddocks, which is Cinder Lane (an unadopted track), proceed to this where the property will be found at the end on the left hand side.

SERVICES

Mains Electricity and water are connected. Drainage is to a private system. Oil central heating: (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).



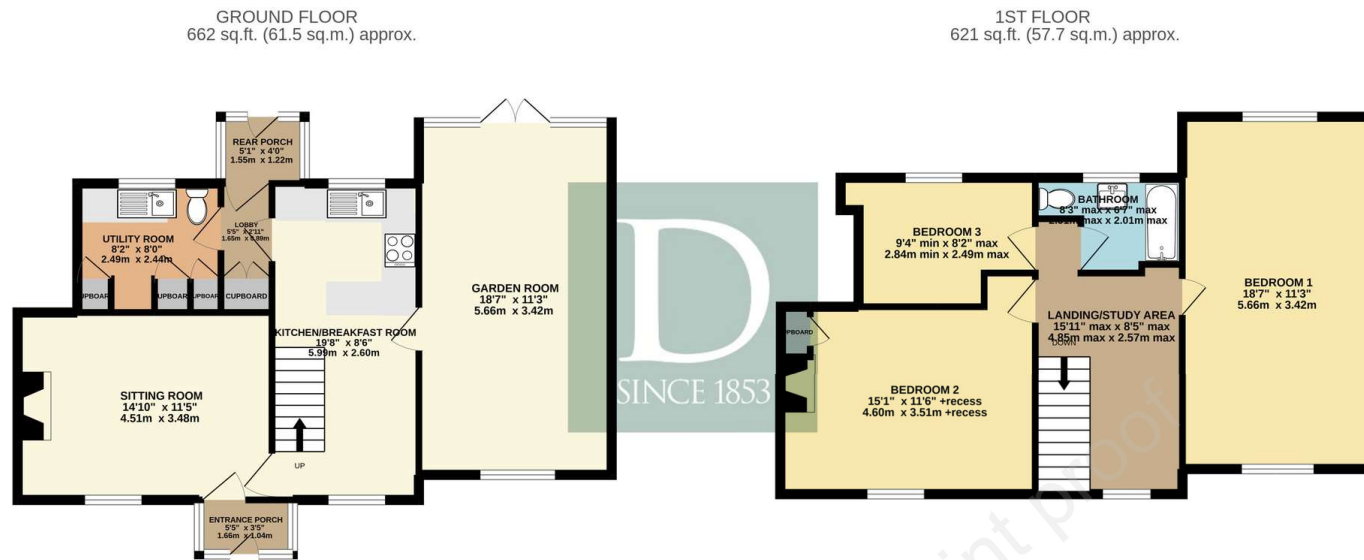


DELIGHTFUL
GARDENS



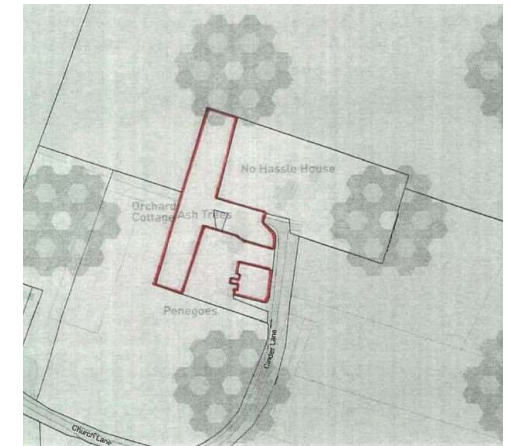


FLOOR PLAN



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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

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