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Rose-Lea
Somerleyton, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

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

A charming Edwardian detached single storey dwelling, situated in the heart of the much sought after Suffolk Heritage Village of Somerleyton. The property, formerly the village reading rooms boasts bright rooms with large windows enjoying views which fill the space with natural light. The property offers an impressive entrance, three bedrooms, sitting room, kitchen and bathroom, whilst the impressive roof space leaves scope to extend (stpp). Outside to the front a large garden area enjoys the charming street vista and driveway offer off road parking. At the rear we find a superb cottage garden space looking onto the village bowling green. Offered with no onward chain this exciting project is a must view!



Property

Stepping into the decorative porch, the feeling of space and natural light that flow through this charming building are instantly apparent. A large cupboard creates superb storage and a door leads us into the large entrance hall. This central space exaggerates the feeling of space and leads to each room independently. Further storage features and the loft access over head opens to the extensive roof space. To right the bedrooms enjoy privacy from the living space and provide three good sized rooms, the larger set to the front offers a built in wardrobe space whilst the impressive high level window brings light and privacy to the room. At the rear a second generous double and one slightly more moderate double room are set looking to the rear. To the left of the hall we find the sitting room and kitchen. The generous sitting room again offers a high level window and a feature fireplace hide s the original chimney. The kitchen set to the rear looks onto the garden and offers a basic range of units with no 'modern thrills' but a great space to create a an attractive kitchen. The rear lobby opens to outside and separates the kitchen and bathroom. A window to the front brings natural light whilst a white suite offers a bath, shower over, wash basin and w/c. This completes the accommodation.







Outside

From 'The Street' we push open the garden gate which passes through the established box hedging and enter the front garden. A path leads us up to the decorative entrance porch that makes a real statement to the era. A range of established shrubs are found framing the lawn. To the side we find a generous driveway leading from The Street via double gates and providing ample off road parking, this leads to the rear garden space. At the rear we step from the lobby onto a delightful area of patio that forms a large courtyard which is framed with a variety of shrubs and enjoys the views of the village bowling green. The pathway returns to the driveway at the side and we find a timber garden shed in situ. A brick log store forms part of the property.

Location

This property is located in the much sought after Suffolk Heritage village of Somerleyton and is close to the well known Dukes Head pub and restaurant. A 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).

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: ///trifle.handover.websites

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: £265,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
Halesworth 01986 888205
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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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