Acorn Cottage,

Surlingham, Norfolk

MUSKER McINTYRE
ESTATE AGENTS

Norwich - 7.7 Miles
Beccles - 16.0 Miles
Loddon - 8.9 Miles

Tucked away in the delightful village of Surlingham with access to the Norfolk Broads, this COUNTRY cottage is a short journey from the city of Norwich. With approximately 1120 sq ft (sts) of living space this is a deceptively spacious property and benefits from having a downstairs study/4th bedroom. Viewing is highly recommended.

Accommodation comprises briefly:

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study/4th Bedroom
- Ground Floor Cloakroom
- Three First Floor Bedrooms
- Family Bathroom
- Off Road Parking for 2 Vehicles
- Secluded Rear Garden

The Property

Stepping through the front door you are welcomed into an entrance hallway with stairs to the first floor in front of you. To your right, you will find the study, a handy space for an office or craft room. Also on your right is a door to a downstairs cloakroom, which houses a WC and wash basin. To the end of the hallway is a doorway to the kitchen, which has ample space for a breakfast dining set if required. The kitchen is equipped with a multitude of floor and wall storage units and an integrated cooker with hob and extractor over. Space for a tall fridge-freezer can also be found and below the counter you will find the boiler and space left for a washing machine. The sitting room stretches the length of the property, with the dining room extension being added since the property was built. This spacious living area has French doors between to give it an open-plan feel if required, and the dining space has a further two sets of French doors to outside, along with plenty of room for a large dining set. Taking the stairs to the first floor, to your left you will find the first of the double bedrooms, currently being used as a music studio and with access to eaves storage space to either side. Along the landing and occupying a front aspect of the cottage is the second double bedroom, also benefitting from built in storage. The third bedroom is a single room to the back of the property which also has the use of an integrated storage space. The family bathroom is equipped with modern white suite consisting of a bath, separate shower cubicle, wash basin and WC.

Outside

An enclosed courtyard area provides parking for the terrace, with allocated spaces across from the cottages. A small front garden of plant beds lie either side of the pathway up to the front door. The rear garden is enclosed by timber fencing and mainly laid to lawn, with an area of patio to the back of the property. A small pond can be found within the plant beds, which run along the left and right boundaries, well stocked with shrubs and bushes.

Location

The property is situated in the popular village of Surlingham which offers a village shop with post office, two pubs, sailing club, primary school, a bus service to Framingham Earl High School and regular bus services to Norwich and Loddon. There is also a local shop in nearby Rockland St Mary. The South Norfolk Broads are within easy reach, there are excellent walks in the area and Surlingham Broad and the River Yare are close by giving access to the Broads network. There is an active community with many events organised throughout the year. Loddon is a nearby market town offering further shops and facilities. The Cathedral City of Norwich is 7 miles to the West and provides a full range of cultural and commercial facilities, including a mainline train link to London Liverpool Street (approx 1hr 54 mins).

Fixtures and Fittings
All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

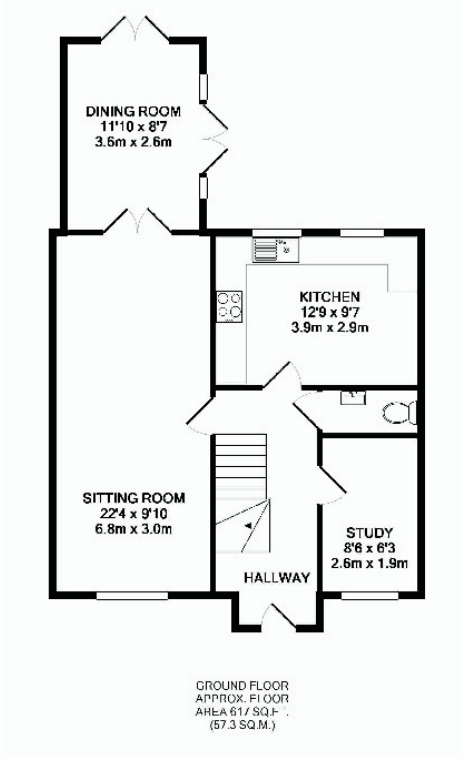
Services
Mains electricity and sewage. Oil central heating.

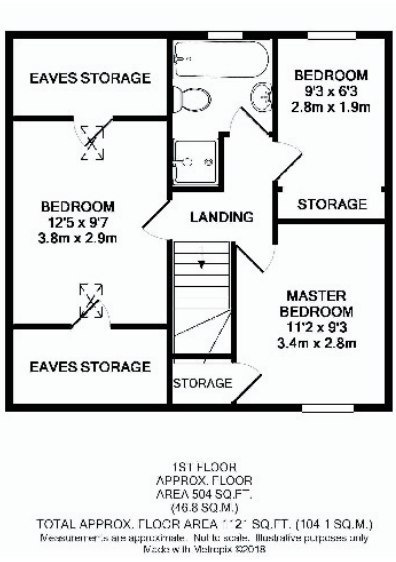
Energy Performance Rating: C

Local Authority:
South Norfolk District Council
Tax Band: C
Postcode: NR14 7DA

Agents Note
It 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.

Tenure
Vacant possession of the freehold will be given upon completion.





Offers in excess of: £270,000

To arrange a viewing please call us on 01508 521110

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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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Beccles	01502 510180
Halesworth	01986 888205
Harleston	01379 882535

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