



Brickfields,
Somerleyton Suffolk

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ESTATE AGENTS

Lowestoft - 6.9 miles
Beccles - 10.6 miles
Norwich - 20.9 miles

A charming Victorian property offering two bedrooms, conservatory, garden & off road parking. The property is in good condition throughout and is located in the sought after village of Somerleyton. Offered with no onward chain complications.

Accommodation comprises briefly:

- Large Reception room
- Kitchen
- Utility room
- Cloakroom
- Conservatory
- Master bedroom
- Guest bedroom
- Bathroom
- Single garage
- Off road parking



Brickfields, Somerleyton, Suffolk

The Property

One enters the property into the large open sitting room which has the benefit of a fireplace with wood burning stove and wooden mantle. A window to the front aspect allows ample natural light to fill the room. The kitchen features matching base and eye level units with integrated five ring gas hob, electric oven, and has space for a fridge and dishwasher. Leading off from the kitchen is the utility room which allows space and plumbing for white goods. Leading off from here is the downstairs cloakroom. The conservatory is also accessed from the kitchen which benefits from underfloor electric heating and French doors which lead out onto the patio and common beyond. Upstairs there are two double bedrooms and a bathroom which enjoys a full suite including free standing shower. The property also benefits from fully insulated roof, newly lined chimney and double glazing throughout.

Location

This property is located in the much sought after village of Somerleyton and is close to the well known Dukes Head pub and restaurant. The country lane which runs between the Dukes Head and Marsh Lane leads down to the river with moorings. The village has all the usual amenities such as a post office with tearoom, 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).

Directions

Travel north-east on the A143 Yarmouth Road towards Toft Monks. Continue on the A143, through Toft Monks towards Haddiscoe. Stay on the A143 through Haddiscoe and on towards St Olaves. On entering St Olaves turn right into Herringfleet Road (B1074). In approximately 2 miles turn right into Slugs Lane, and then take the second right into Brickfields. The property is situated on the right.



Outside

The property is approached by off-road parking and a single garage. Steps lead up to the front garden which is enclosed with mature planting and fruit trees. Both front and rear patio areas are ideal for 'al fresco' entertaining. A wooden gate leads out onto the communal meadow with children's play area, which all the residents on Brickfields and Marsh Lane can use.

Fixtures & Fittings

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

Services

Heating: Electric Storage heating
Water: Mains water
Drainage: Mains drainage
Mains electricity

Local Authority:

Waveney District Council

Council Tax Band: B

Energy Performance Rating: E

Postal Code: NR32 5QW

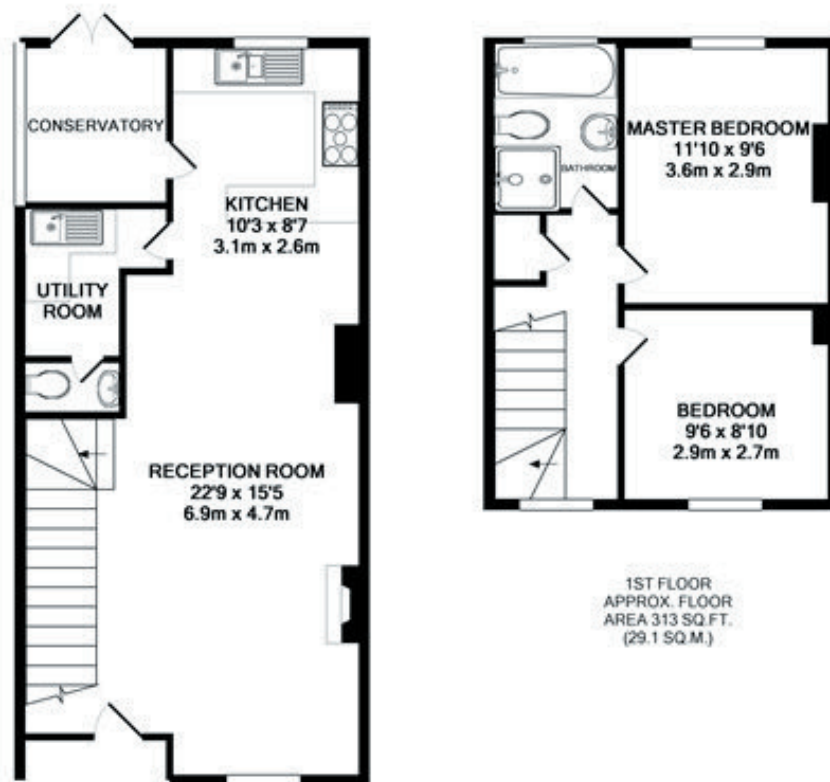
Tenure

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: £179,950



GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.