



46 YARMOUTH ROAD,
KIRBY KANE, BUNGAY, NR35 2PL



This beautifully presented cottage is set in the popular village of Kirby Cane, conveniently located close to the vibrant market towns of Bungay and Beccles.

Upon entering from the front, a welcoming entrance hall has stairs leading to the first floor. To the front of the property, the sitting room exudes charm and character, creating a warm and inviting space to relax. Adjacent to this is a spacious kitchen/dining room, perfect for everyday living and entertaining, with doors opening to an impressive garden room that enjoys views over the garden. A rear hallway off the kitchen provides access to a useful pantry and access to a stylish ground floor bathroom featuring a freestanding bath. Also accessed from the hallway is useful utility room. From here, there is access into a conservatory that overlooks a smaller, private rear garden—an ideal spot to enjoy a quiet moment. Additionally, a separate office and an adjoining room—currently used as a gym—offer excellent versatility for a fourth bedroom/home working or hobbies.

Upstairs, a central landing leads to three bedrooms. The master bedroom, positioned at the front, benefits from a recently fitted en-suite shower room, while the remaining bedrooms share pleasant

views over the gardens and surrounding area.

Outside, the property is approached via a driveway providing off-road parking. The majority of the garden lies to the side of the cottage and offers an attractive and generous outdoor space for relaxation and entertaining. This delightful home combines period character with modern comfort and flexible living spaces—ideal for family life or those seeking a countryside retreat within easy reach of local amenities.

SERVICES

LPG heating, mains electric and sewerage. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – B



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NO ONWARD
CHAIN!

FLOOR PLAN



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

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