





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 ensuite 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

















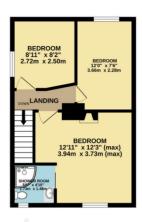






NO ONWARD CHAIN!





TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

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# **IMPORTANT NOTICE**

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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