



# PIGLET COTTAGE, CHURCH ROAD,

UGGESHALL, BECCLES, SUFFOLK NR34 8BH



Occupying a delightful position within the highly sought-after village of Uggheshall, Piglet Cottage is a charming semi-detached cottage brimming with character and enjoying attractive cottage-style gardens to both the front and rear, together with ample off-road parking

Set back from the road, located in a pleasant rural position, this tastefully restored Victorian cottage offers a warm and welcoming feel from the moment you arrive. Whilst having been updated many original features remain.

The entrance hall leads through to a cosy sitting room, full of charm and character, which in turn opens to the dining room and kitchen beyond, creating a wonderfully flowing ground floor layout. A rear hall provides access to the side aspect and family bathroom.

To the first floor are three beautifully presented bedrooms, all thoughtfully designed with useful built-in storage.

Outside, offer delightful rear cottage style gardens, side garden with raised beds and patio seating at the bottom of the garden with a useful range of brick and tiled outbuildings, while the generous driveway offers excellent parking provision.

**Uggheshall is a picturesque Suffolk village perfectly placed for access to the renowned coastal town of Southwold, Covehithe, Walberswick and Dunwich all located within located within a 15 minute drive, with the popular market towns of Beccles and Halesworth also within easy reach, offering a wide range of amenities, shops and transport connections.**

#### SERVICES

Mains electricity and water are connected. Drainage is to a septic tank. (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

East Suffolk District Council. Council Tax Band – C



3



2



1



SOUGHT AFTER LOCATION!

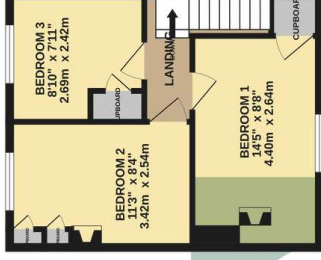


## FLOOR PLAN

GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 943 sq.ft. (87.6 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the information contained in this document, the information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an "as is" basis and is subject to change without notice. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an "as is" basis and is subject to change without notice. Made with Bluebeam® (2024)

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

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

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

Durrants, 10 New Market, Beccles,  
Suffolk, NR34 9HA

Tel : **01 502 712122**

Email : **beccles@durrants.com**

