



THE STORES, LONDON ROAD

SHADINGFIELD, BECCLES, NR34 8DH



Formerly the village store, The Stores in Shadingfield offers a unique and characterful layout with exciting potential for reconfiguration.

**Entering from the front of the property, you are welcomed into an L-shaped kitchen/breakfast room which leads through to the sitting room, featuring a wood burner and direct access to the rear garden. Stairs rise to the first floor beside the fireplace, adding to the property's charm and individuality.**

At the far end of the sitting room, a further door opens into the former shop area. This versatile space could lend itself to a variety of uses, including an additional reception room, dining room or home office, with a second staircase leading to the first floor. A ground floor bathroom completes the ground floor accommodation.

Upstairs, the first floor comprises a series of interconnecting bedrooms which offer considerable flexibility and scope for reconfiguration to suit a purchaser's needs.

Outside, the property is approached via a driveway which has right of way to the property leading to a private parking area and a detached, unconverted outbuilding which presents an exciting opportunity for redevelopment, subject to the

necessary consents. The enclosed rear garden is equally full of potential, offering a blank canvas for landscaping or further enhancement.

The village of Shadingfield is ideally positioned for access to the market town of Beccles and the Suffolk coast, with the popular seaside town of Southwold within easy reach.

#### SERVICES

Mains electricity, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

#### TENURE

Freehold.

#### LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – C

#### AGENTS NOTES

Further 2 acres available by separate negotiation - Overage applies to barn ask agent for more





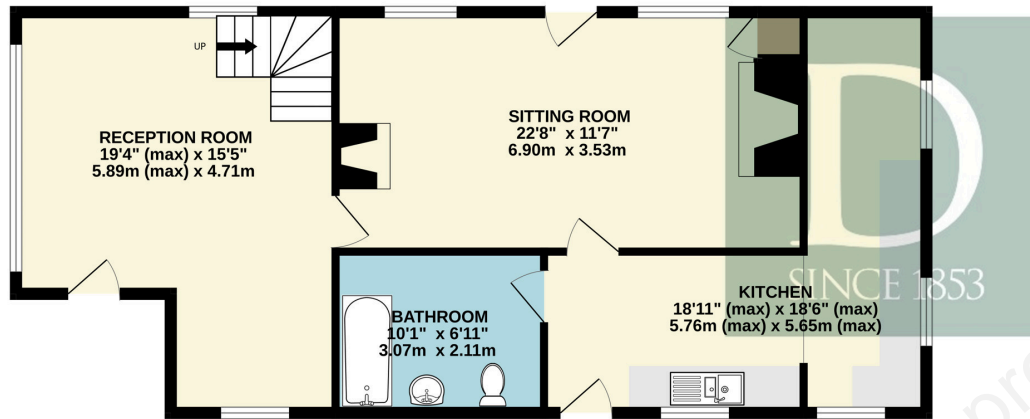
NO ONWARD  
CHAIN



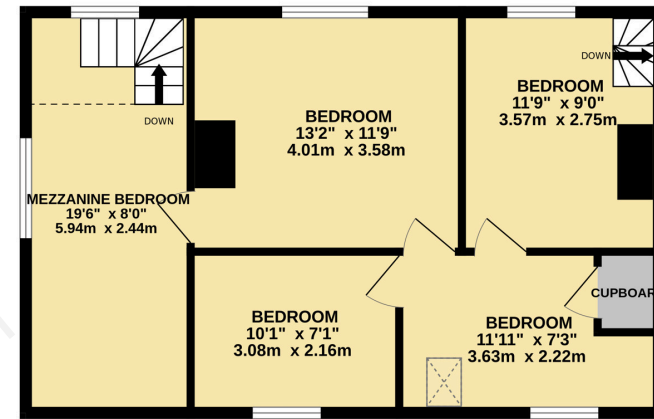


## FLOOR PLAN

GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### CONTACT US

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