



Frostenden, Beccles

Offers Over £500,000

- No Onward Chain
- Detached Garage
- Double Glazing
- Countryside Views
- Three Bedrooms
- Oil Fired Central Heating
- 1/2 Acre Plot
- Two Bathrooms
- EPC - E

Kiln Road, Frostenden

An individual detached cottage standing in gardens of about 1/2 an acre enjoying fine countryside views at the edge of this East Suffolk hamlet, a rural yet surprisingly convenient location about five miles from the renowned coastal town of Southwold.



Council Tax Band: D



DESCRIPTION

Offered for sale with no onward chain is this spacious detached cottage of brick with part rendered elevations below pantiled covered roof, standing in an elevated position with far reaching views over the neighbouring countryside. Situated at the southern edge of the hamlet of Clay Common about 5 miles from the seaside town of Southwold, Kiln Cottage stands in grounds extending to about half an acre (subject to measured survey) with shingle driveway providing off road parking and a detached single garage and large timber store. The versatile accommodation with oil fired central heating (a new boiler installed in 2024) and predominately double glazed features; a spacious fitted kitchen/breakfast room with casement doors and a large picture window overlooking the garden; sitting room with wood burning stove; second reception room; ground floor bedroom and shower room. There are two first floor bedrooms both enjoying fine countryside views and each accessed via their own staircases. The principal bedroom boasts a walk in wardrobe/dressing room and bathroom.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor, cloaks, storage area.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall cupboards, wood block work surfaces, enamel single drainer sink unit and tiled surrounds. Tiled floor with under floor heating. Casement doors and large picture window overlooking the garden. Part vaulted ceiling with roof lights.

SITTING ROOM

Windows and casement doors opening to the garden. Polished

timber flooring. Fireplace with pament hearth and wood burning stove. Alcove with storage and windows to rear elevation. Large store/airing cupboard.

DINING/SECOND RECEPTION ROOM

Window to front elevation.

LOBBY

Second staircase rising to the first floor.

BEDROOM

Window to front and side elevations.

SHOWER ROOM

Suite comprising tiled shower cubicle, pedestal hand basin and W.C.

FIRST FLOOR

LANDING

Window overlooking the garden.

BEDROOM

Windows with far reaching countryside views. Dressing/wardrobe space.

BATHROOM

White suite comprising panel bath, hand basin and W.C. Window overlooking the garden.

SECOND LANDING

Porthole window.

BEDROOM

Window with fine countryside views.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains water and electricity, Tricel sewage treatment plant.

VIEWING ARRANGEMENT

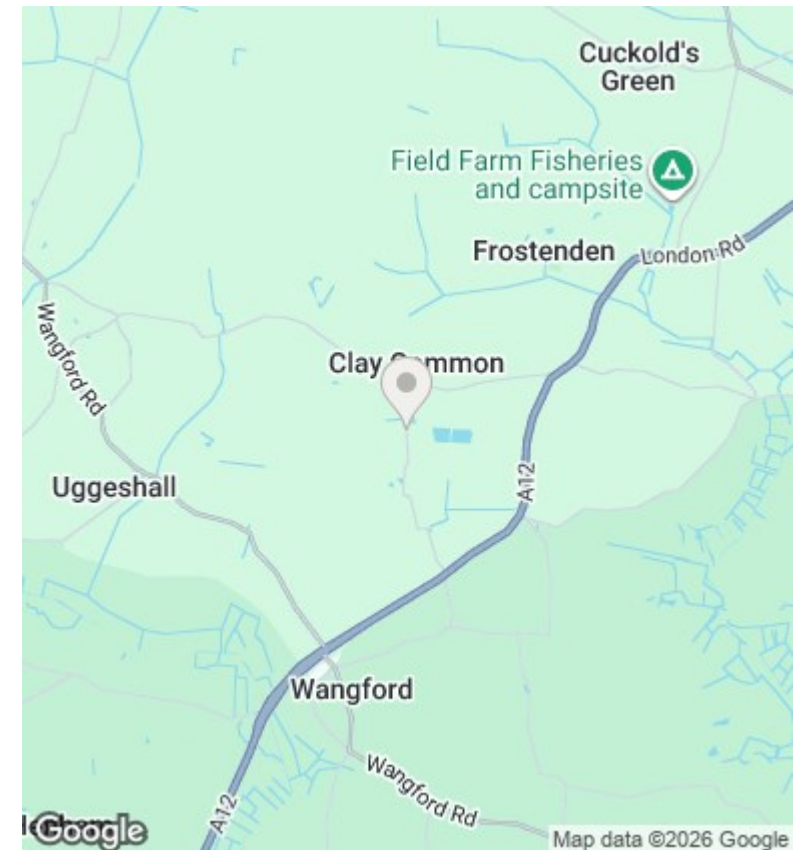
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20700/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com