



4 HOLLY COTTAGE, STOVEN ROW,
STOVEN, BECCLES, NR34 8ER



Enjoying a generous plot and far-reaching rural views, Holly Cottage is a charming three-bedroom semi-detached cottage set within the highly regarded village of Stoven, perfectly positioned between the market town of Beccles and the Suffolk coast at Southwold.

The property is approached via a side entrance with storm porch, leading into a welcoming entrance hall with front-facing window, built-in cupboard and stairs rising to the first floor. From here, doors lead to the kitchen and the main living accommodation. The kitchen enjoys a side aspect, benefits from an understairs cupboard, and opens through to a rear lobby with access to the garden and a useful WC/utility room.

Also accessed from the entrance hall is a spacious open-plan lounge/diner. The lounge area features a front-facing window and a characterful brick-built fireplace housing a wood-burning stove, creating a warm and inviting focal point. An archway leads through to the dining area, where French doors open directly onto the rear garden, making the most of the lovely outlook.

To the first floor, the landing provides access to three well-proportioned bedrooms, a family bathroom and a separate WC. Outside, the property is approached via a driveway providing off-road parking and access to a garage with rear

storage area. The rear gardens are a particular highlight—generous, enclosed, and predominantly laid to lawn, they enjoy stunning open views across surrounding farmland, offering a wonderful sense of space and tranquillity.

Holly Cottage presents an excellent opportunity to acquire a character home in a popular rural location, ideal for those seeking village living with easy access to nearby towns and the coast.

SERVICES

Mains electric, water & drainage are connected. Heating – oil fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - B



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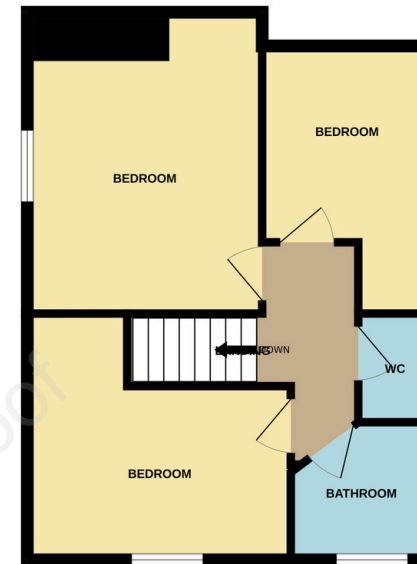
NO ONWARD
CHAIN!

FLOOR PLAN

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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