



## 2 Dyke Dene London Road, Shadingfield

Offers in Region of £460,000



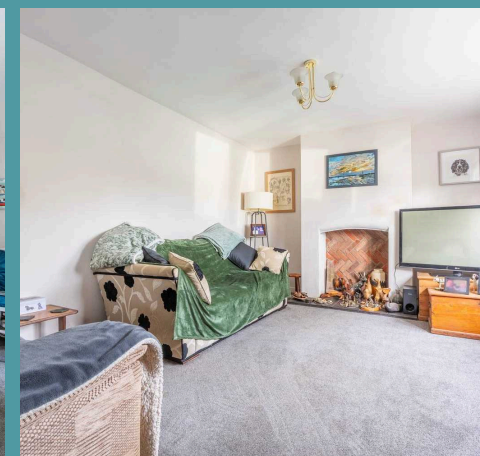
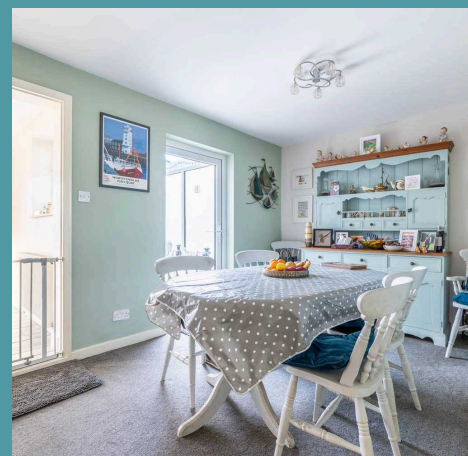
## 2 Dyke Dene London Road

Shadingfield, Beccles

Presenting this charming semi-detached cottage in the quaint village of Shadingfield, offering a unique opportunity to own a beautiful family home with spacious and versatile living spaces. The property offers a perfect blend of traditional charm and modern comfort, sitting on a generous size plot that provides plenty of potential. Don't miss the chance to acquire this exceptional home and experience all it has to offer.

### LOCATION

Shadingfield is a small rural village located in the East Suffolk district. It lies approximately 3 miles to the southeast of Beccles town centre, providing easy access to the local amenities, including a Tesco superstore, Lidl, B&M, a doctors surgery, a dentist, Boots, small businesses and a train station, with direct lines to Ipswich and other surrounding areas. The village is 7 miles southwest of Halesworth, another market town, and approximately 10 miles to the northeast of Southwold, a popular coastal town known for its beautiful beaches. The city of Norwich is 20 miles away which offering a broader range of services, employment opportunities, and cultural attractions. Its proximity to these locations makes it an ideal spot for those seeking a quiet rural lifestyle with convenient access to larger towns and cities.





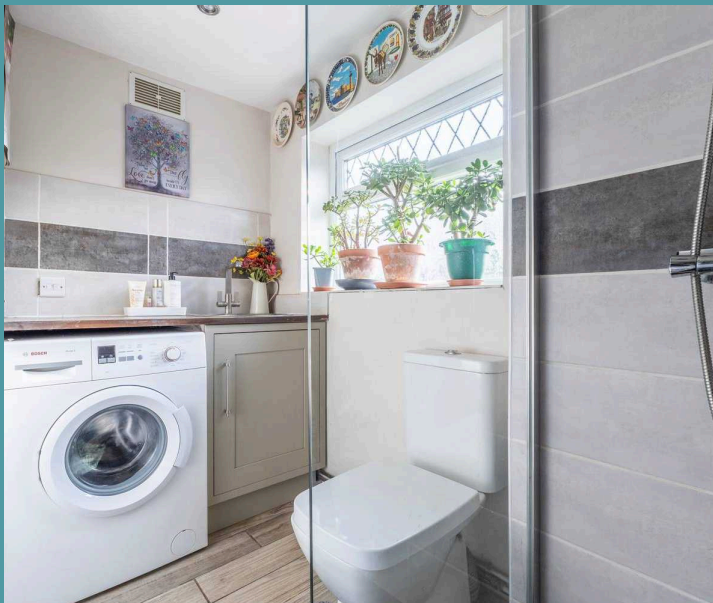


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Upon entering you are greeted by two welcoming reception rooms that are sure to encourage intimate family gatherings or to host family occasions. At the heart of the home lies a well-equipped kitchen fitted with units and appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation. Complemented by a utility/shower room, adding a convenient touch to the ground floor. The highlight of the home is undoubtedly the sun-lit garden room, offering panoramic views of the exterior, allowing you to enjoy the outdoors within the comfort of your own home.

Upstairs, you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. The fourth bedroom has the versatility to be a dressing room, study or storage, depending on your own requirements. The bathroom comprises of a four piece suite, accommodating all residents in the household.







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Towards the rear is an extensive enclosed garden offering endless possibilities for outdoor activities and enjoyment. Whether its gardening, outdoor dining and entertainment or simply relaxing in the afternoon sunshine, this garden is perfect for all. With a summerhouse, multiple vegetable patches, a greenhouse and a paved area for your outdoor seating arrangements. At the front of the property is a driveway providing ample off-road parking, leading round to the garage for storage options.

### AGENTS NOTES

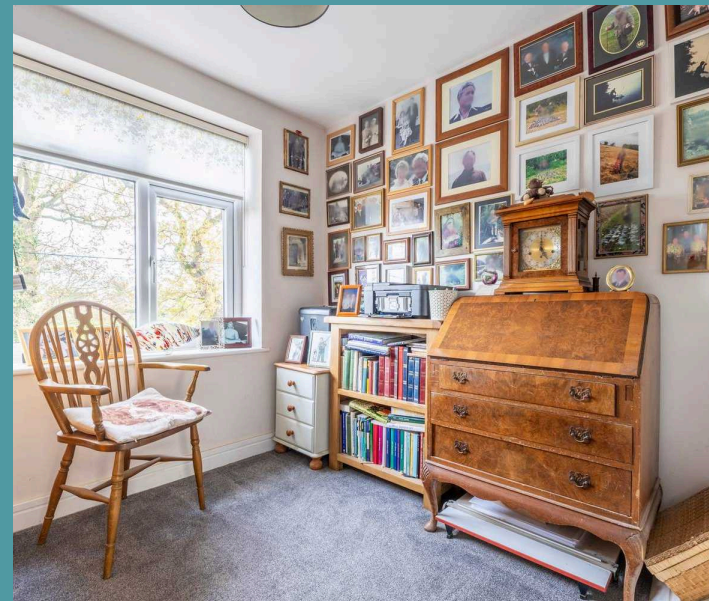
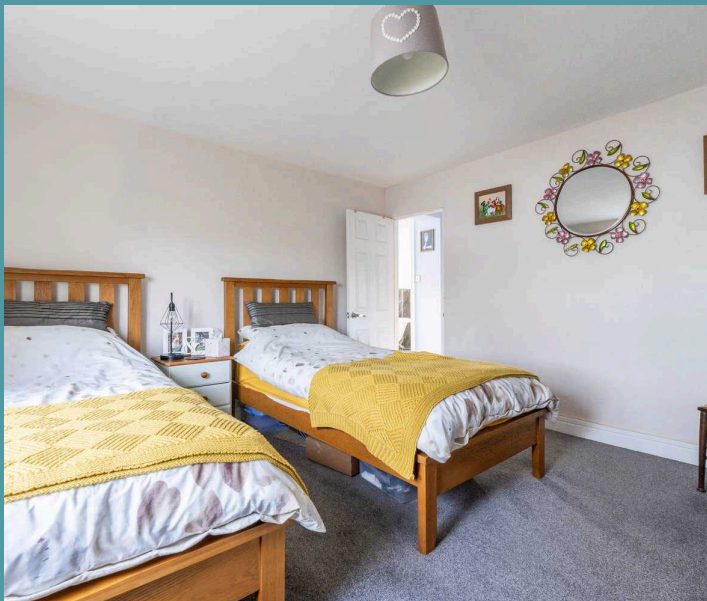
We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil central heating.

Upvc double glazing throughout.

Council Tax Band: C



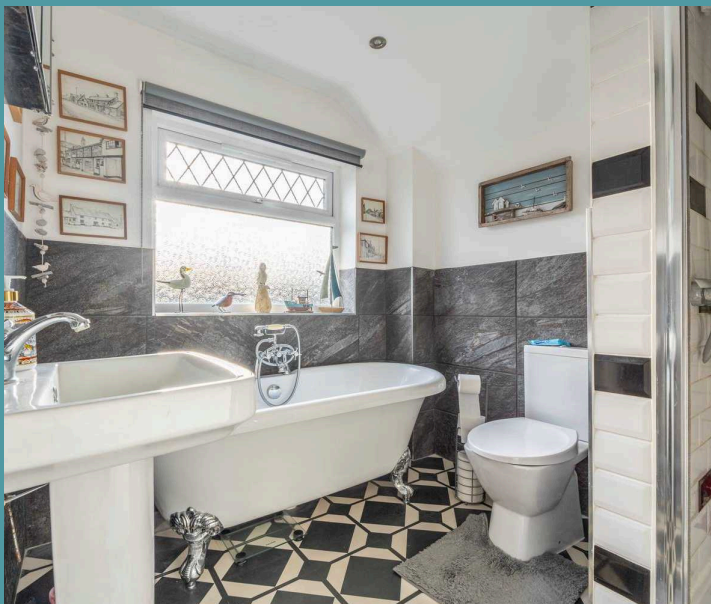




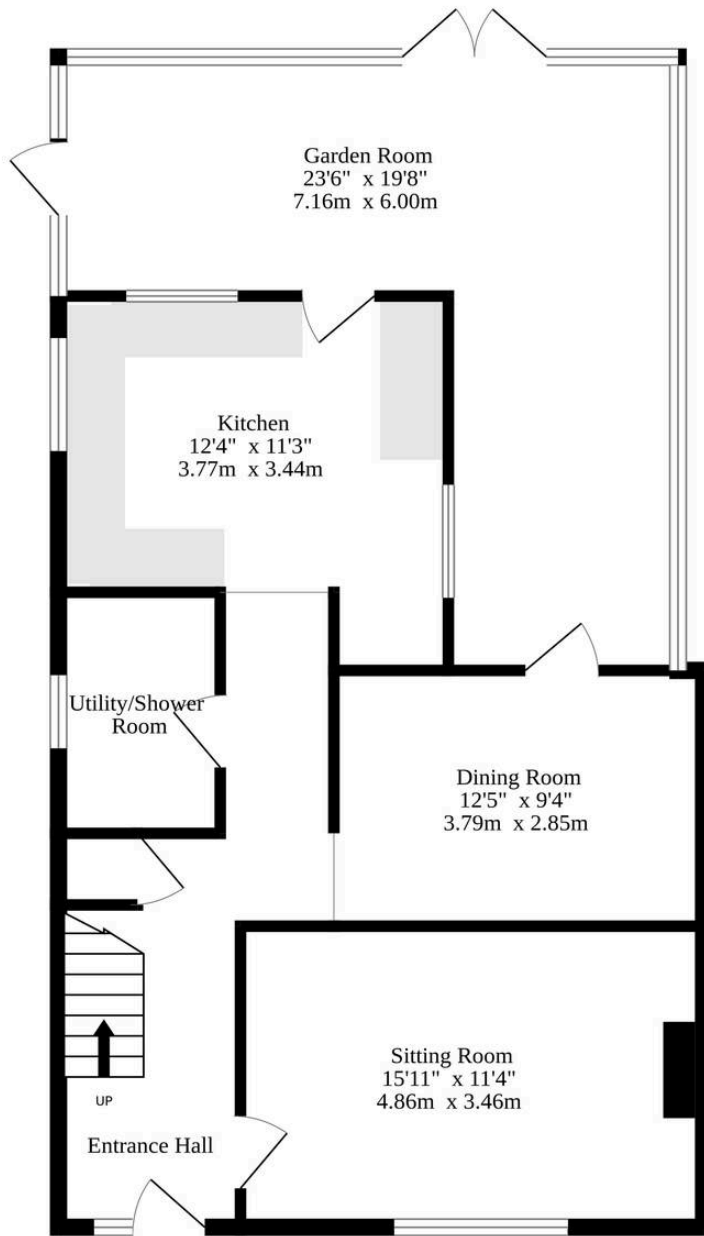
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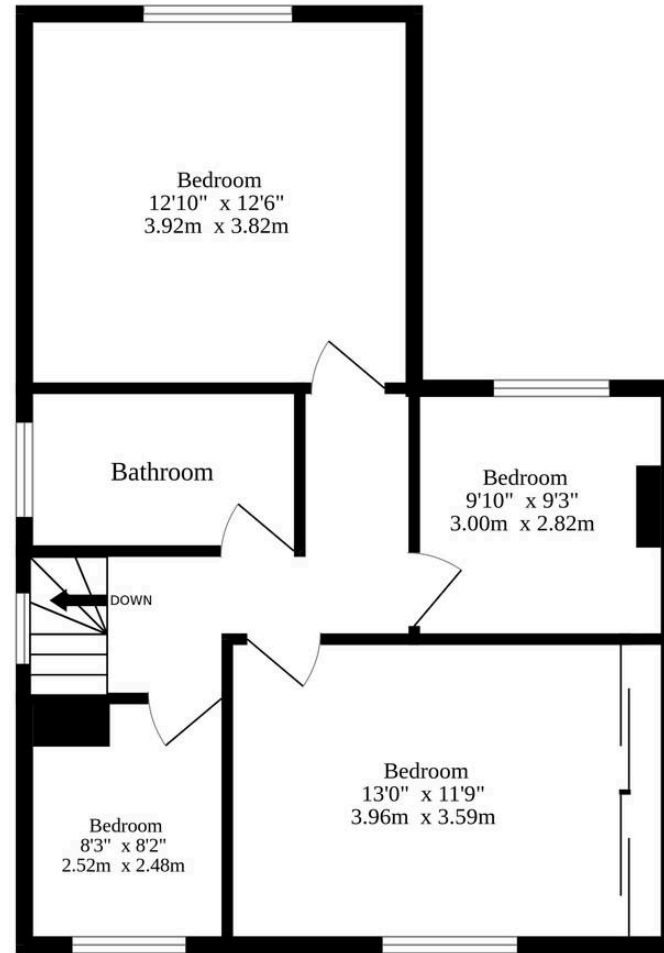
- Charming semi-detached cottage
- Sitting on a generous size plot in the quaint village of Shadingfield
- Beautiful family home with spacious and versatile accommodation
- Two welcoming reception rooms that encourage family gatherings
- Well-equipped kitchen & a functional utility/shower room
- Sun-lit garden room offering panoramic views of the exterior
- Four bedrooms & a family bathroom
- Extensive enclosed garden offering endless possibilities for outdoor activities and enjoyment
- Driveway providing ample off-road parking & a garage for storage options
- Short drive to the market town of Beccles offering a wide range of amenities



Ground Floor



1st Floor



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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