



2 Church Farm Cottages Main Road, Clippesby

£235,000 Freehold

Spacious and Versatile Home with Potential. This property offers a welcoming and functional living space with two spacious reception rooms and an open-plan kitchen/dining area. The three bedrooms upstairs provide ample accommodation. The rear garden offers potential for expansion, subject to planning permission. With sufficient off-street parking, this home is ideal for those seeking a versatile and comfortable home in a rural location.

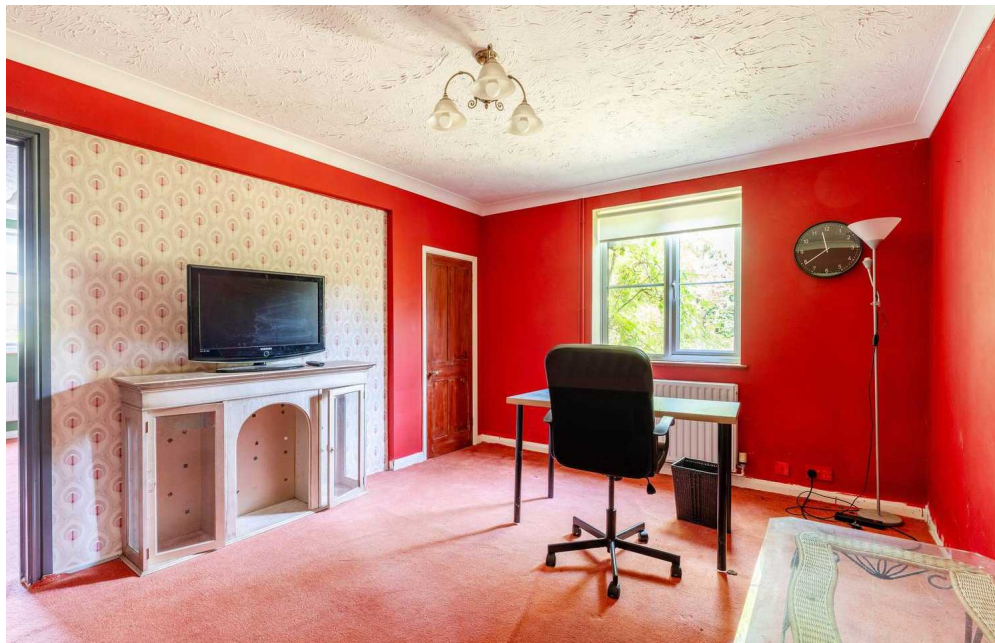
Council Tax band: C

Tenure: Freehold

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THE LOCATION

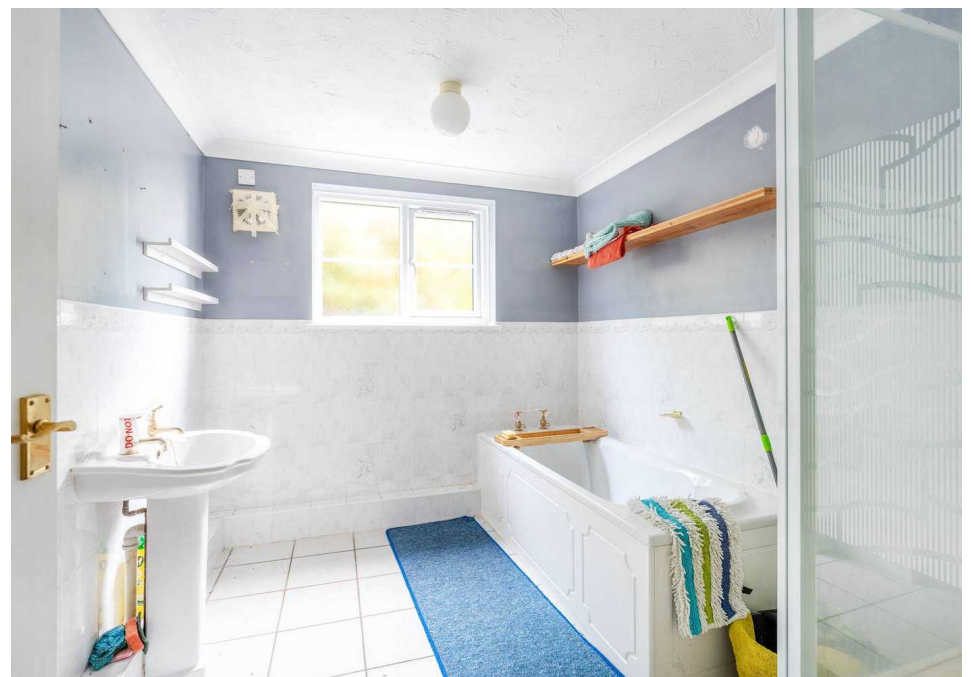
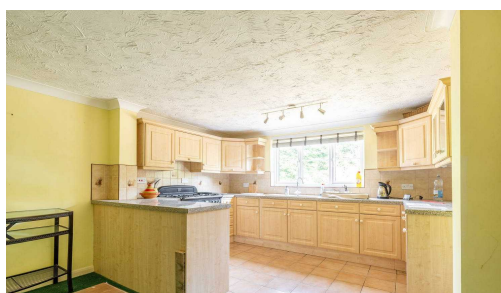
Clippesby is a small village in Eastern England within the Great Yarmouth Borough Council area, Norfolk; located on the B1152 and surrounded by the Norfolk Broads. It is surrounded by outlying farmsteads. Village amenities located at Acle include a library, village store, pubs, a post office, a florist and two butchers. There are direct rail links to Great Yarmouth and Norwich as well as a regular bus service between Acle, Great Yarmouth and Norwich. The Cathedral City of Norwich is approximately 12 miles away with its beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of



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MAIN ROAD

As you step inside, you will find two large reception rooms seamlessly flowing from one to another, creating a versatile and welcoming ambience.

The open-plan kitchen dining area is ideal for both every-day living and entertaining guests, offering a functional space. Adding to the convenience, the ground floor features a well-appointed bathroom along with a separate WC and utility room, catering to all your practical needs.

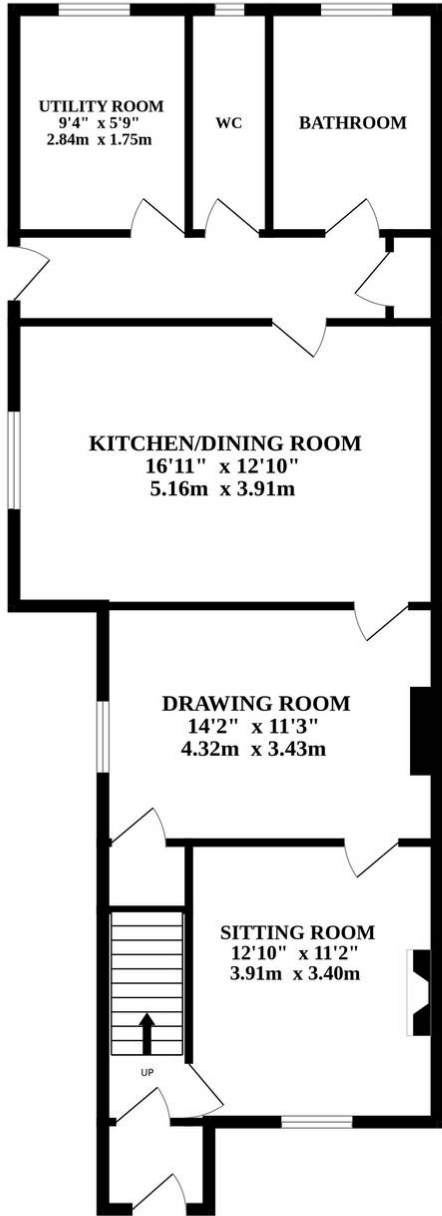
Making your way to the upper level, you will discover three great sized bedrooms, each offering comfort and privacy for all occupants.

Outside, the spacious rear garden offers a blank canvas for your landscaping ideas, presenting an opportunity for expansion (subject to planning permission). The property also benefits from sufficient off-road parking to the front, ensuring convenience for residents and visitors alike.

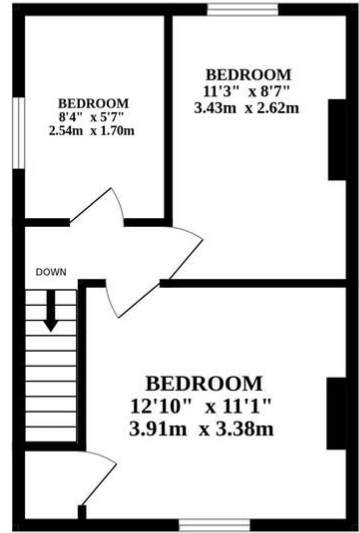
AGENTS NOTE



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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