

£1,200 Per  
Per Calendar Month



## Brickfields

Somerleyton, NR32 5QW

- 2 bedroom cottage
- Front & rear gardens
- Ready to move into
- Period features
- Double glazing throughout
- Views of Somerleyton marina
- Generous off road parking
- Garage
- Sought after semi-rural location
- Modern kitchen & bathroom

**PAUL  
HUBBARD**





### Location

The pretty village of Somerleyton is situated on the very edge of the Norfolk/Suffolk border, a handful of miles away from Lowestoft and Beccles. Boasting an array of attractions including Somerleyton hall and gardens, local shops and train station with connections to Ipswich and London Liverpool Street.

### Summary

A charming two-bedroom period cottage set in a sought-after semi-rural location, offering views across Somerleyton Marina and ready to move straight into. The property is beautifully presented throughout, retaining attractive period features alongside modern comforts including double glazing, a contemporary kitchen and bathroom, and generous off-road parking with garage. Enjoying both front and rear gardens, including a west-facing rear courtyard, the cottage is ideally positioned in the popular village of Somerleyton, close to local amenities, transport links, and the Norfolk/Suffolk border—making it perfect as a main residence, holiday home, or investment.

### Entrance Hall

UPVC front door opens into the entrance hall, which consists of; laminate flooring, stairs leading to the first floor landing, a door opening to the under stairs storage cupboard and an opening leading through to the lounge/diner.

### Lounge/ Diner

6.49 max x 3.0 max

Laminate flooring, UPVC double glazed leaded window to the front aspect, feature fireplace with timber mantle & tile hearth, a UPVC door opens to the rear courtyard and an opening leads through to the kitchen.

### Kitchen

3.07 x 2.10

Laminate flooring, UPVC double glazed window to the rear aspect, down lights, units above & below oak work surfaces, inset butler sink & mixer tap, tile splash backs, built in stainless steel extractor hood, spaces for a fridge-freezer, oven and washing machine.

### Stairs leading up to the First Floor Landing

Exposed timber staircase leading to painted timber floorboards, UPVC double glazed window to the front aspect, loft access and doors opening into bedrooms 1-2, the bathroom & the airing cupboard.

### Bedroom 1

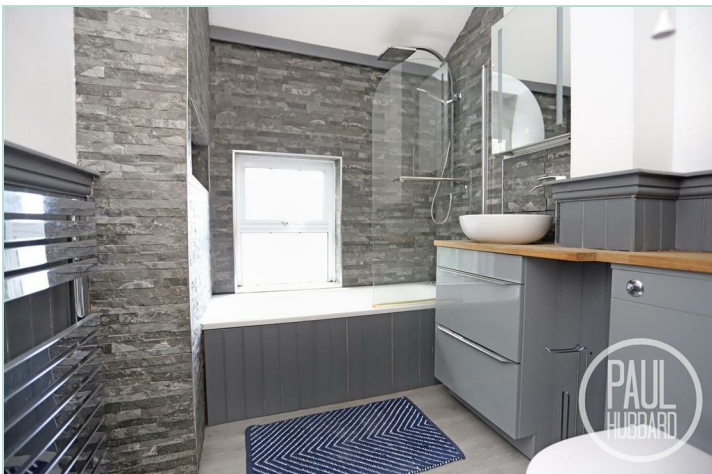
3.66 x 2.95

Painted exposed floorboards, UPVC double glazed window to the rear aspect, down lights, electric radiator and sliding doors open to x2 built in wardrobes.

### Bedroom 2

2.68 x 2.78

Painted exposed floorboards, UPVC double glazed window to the front aspect and sliding doors open to a built in wardrobe.



### Bathroom

2.28 x 1.92

Laminate flooring, UPVC double glazed obscure window to the rear aspect, down lights, ceiling lights, heated towel rail, suite consists of a toilet & feature wash basin with mixer tap set into a vanity unit, a touch screen LED mirror, a panelled bath with a mixer tap, a mains fed shower above with a hand held & rainfall head and a glass shower screen.

### Outside

At the front, a timber gate reveals a garden featuring a laid lawn, a timber storage shed and a pathway leading to the storm porch and front door. The area is adorned with mature trees and lined with flower beds, all of which is enclosed by a sturdy brick wall.

At the back, the property enjoys a west-facing courtyard offering views of Somerleyton marina. The space is entirely enclosed by a combination of brick walls and panel fencing.

At the side there is a garage enbloc along with off road parking for multiple vehicles.

### Application Process

If you are interested in applying for this property there is a simple process

- 1) Submit an application form to the office
- 2) Upon successful application you will be asked to pay your deposit
- 3) Once references pass you will be asked to pay your first months rent in advance
- 4) Then we can move you into the property!

### Application Fees

**PLEASE NOTE:** In order to meet the affordability criteria for this property, potential tenants must have an income of 2.5x the monthly rent (this can be a combined income if more than 1 tenant).

**\*Deposit -** Deposit is usually 5 weeks rent.

**\*\*Guarantor -** A guarantor is required if your earnings don't match affordability, you are lacking a previous landlord reference or if you have had previous bad credit. Your guarantor must have an income of 3x the monthly rent. A deposit free option may be available for this property subject to terms and conditions – please enquire for further details on this.

### Disclaimer

Please note that the photographs and images used in this listing were taken at an earlier date and may not accurately represent the current condition of the property. To ensure you have a complete and up-to-date understanding of the property's features and condition, we strongly recommend arranging an in-person inspection. Our team is happy to assist in scheduling a viewing at your convenience. Thank you for your understanding.








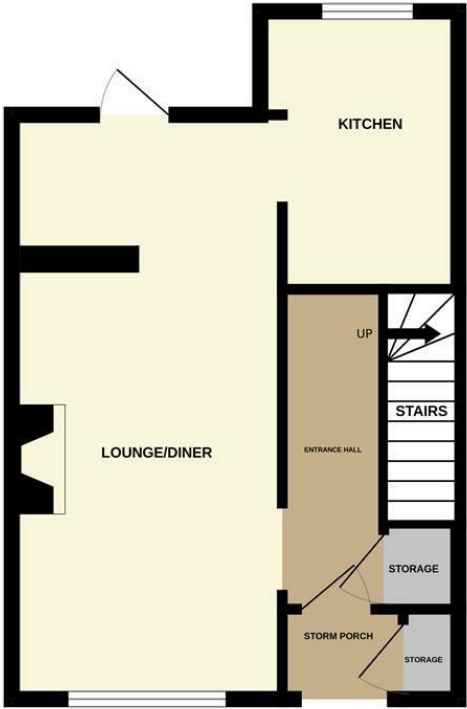




Council Tax Band: C  
 EPC Rating: F  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>28</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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