



**GORTONS COTTAGES, BADINGHAM, SUFFOLK**

A deceptively spacious THREE DOUBLE BEDROOM semi-detached property which has been extensively renovated and extended all set in 0.8 of an acre (sts) \*\* GARDEN ROOM \*\* FIELD VIEWS TO THE FRONT AND REAR \*\* DOUBLE GARAGE \*\* SEVERAL PARKING SPACES \*\* THREE OUTBUILDINGS \*\*

LOCATION Badingham is a pretty village and benefits from a café and local crafts, open every weekday morning, St John the Baptist Church and the well renowned public house The White Horse. There is a bowling green and this village has a real community having a well used village hall. Framlingham is 3.8 miles away from 2 Gorton Cottages and has a twelfth century castle and church, and the Market Hill is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Saxmundham train station is 8.3 miles approx. from the property with links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 16.1 miles away. 2 Gorton Cottages is in the catchment area of the renowned Thomas Mills High School and there is a school bus and also Dennington Primary which too has a school bus.



**FIXED PRICE: £475,000**

- \*Sitting Room**
- \*Garden Room**
- \*Kitchen/Dining Room**
- \*Downstairs Shower Room**
- \*Utility Room**
- \*Three Double Bedrooms**
- \*Family Shower Room**
- \*Gardens extending to 0.8 Acres (sts)**
- \*Double Garage and off road parking**
- \*Three Outbuildings**



**GORTONS COTTAGES - INTERIOR** A door leads in the Garden Room which has windows to two sides overlooking the garden and double doors lead through to the Sitting Room. It has two windows overlooking the front garden and there is a brick built fireplace with oak beam over with inset wood burner. Throughout the downstairs is good quality laminate flooring. An opening leads into the light and airy dining room which has a contemporary floor to ceiling radiator with a mirror inset. A large, understairs cupboard which is perfect for coats and boots, ironing board and Hoover. There are double doors leading out to the courtyard with outbuildings beyond. The dining Room flows neatly into the Kitchen which has an extensive range of cream wall and base units with solid work tops over, a built in double oven and induction hob with extractor over, stainless steel sink and drainer with mixer taps with window over and field views beyond. There is an integrated dishwasher, under counter fridge and freezer too. A door leads into the Utility Room which has a stainless steel sink and mixer tap over with window overlooking the garden. There is a door leading out to the rear garden. There is space for a washing machine and tumble dryer and there is a new Grant oil fired boiler and further cupboards. Off the Utility Room is a Shower Room with a large walk in shower cubicle, heated towel rail, wc with window over and a wash hand basin. Upstairs there is a spacious landing and the Main Bedroom has a window overlooking the front with field views beyond and there is a deep, double built in wardrobe cupboard. There are two further double bedrooms, one overlooking the front and one overlooking the rear again with field views and both have deep wardrobe cupboards. The Family Shower Room has a large walk in shower, wc and wash hand basin with a window overlooking the rear. The finish on this cottage is lovely with extra insulation for added warmth, solid wood Suffolk latch doors to all rooms and solid wood doors to the wardrobes and is completed to a really high standard.

**GORTONS COTTAGES - EXTERIOR** Driving in through a metal gate there is plenty of parking on a shingled drive to the right which follows down to further parking and a double garage with two single up and over doors, light and power. The gardens extend to approximately 0.8 acres and are mainly laid to lawn. Steps down to a rear Courtyard which has three outbuildings (in need of some repair) also with light and power and plumbing.



**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk

**Tax Band:** C

**EPC:** D

**Postcode** IP13 8NB

**SERVICES** Oil fired central heating, mains water and electricity and private drainage shared with next door but please note if this does not conform to the new regulations any purchaser will be liable for putting in a new system - if required. Wood burner to the Sitting Room.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

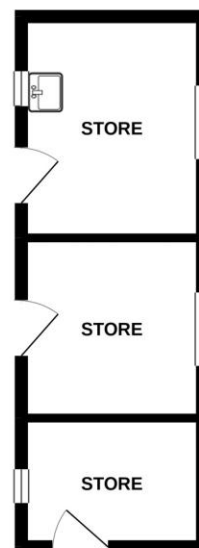
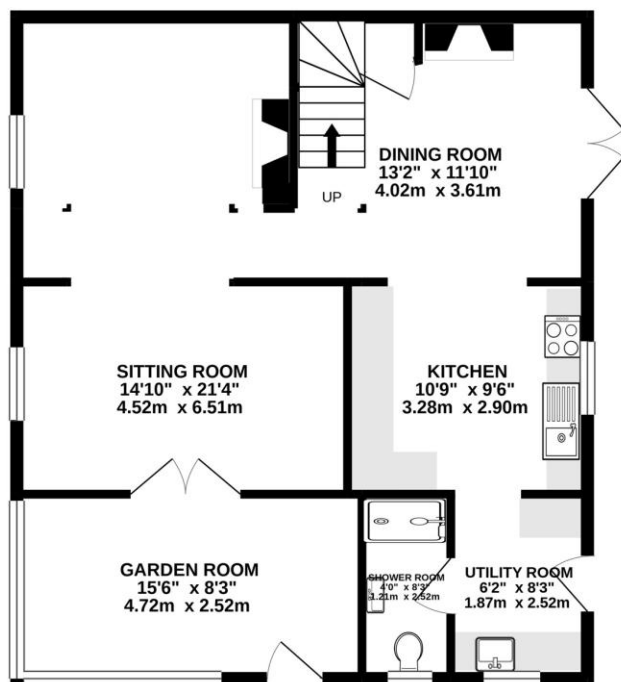
**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. Please note that there is a public footpath



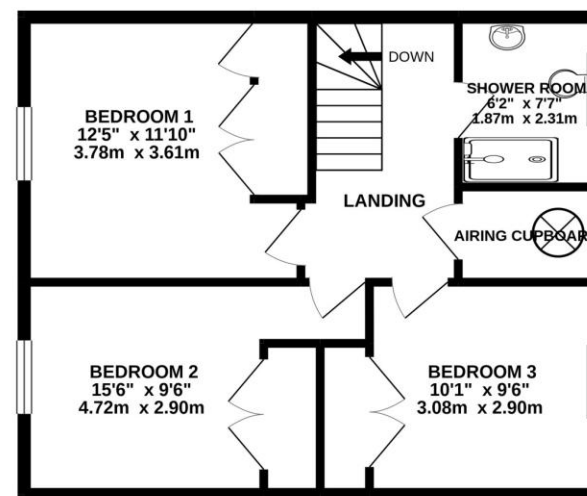




GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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