

LABURNUM COTTAGE, CRANSFORD, SUFFOLK



**A DETACHED house in the heart of Cransford with field views from the front and a long garden of 0.8 of an acre to the rear (sts) ** THREE RECEPTION ROOMS **
THREE DOUBLE BEDROOMS ** SHEDS ** OFF ROAD PARKING ** NO ONWARD CHAIN ****

LOCATION Laburnum Cottage is located in the sought after village of Cransford and has lovely countryside views all around. Framlingham is the closest market town and is just under three miles away. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and 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. Wickham Market train station is approximately 7 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 12 miles away.



GUIDE PRICE: £435,000

- *Entrance Hall**
- *Sitting Room**
- *Dining Room**
- *Kitchen and Utility Room**
- *Family Room/Bed 4**
- *Main Bedroom**
- *Two further double bedrooms**
- *Bathroom, separate wc and Wet Room**
- *0.8 acre plot (sts)**

LABURNUM COTTAGE - INTERIOR Through the Entrance Door to the left is the spacious Sitting Room which has two windows overlooking the front. There is a fireplace with brick hearth and wooden surround housing a wood burner. To the right of the Entrance Lobby is the Dining Room which opens out into the Kitchen. There is plenty of entertaining space and has a window overlooking the front. The Rayburn is in the Dining Room which feeds some of the radiators and will need to be serviced on purchase. In the Kitchen there is a range of cream wall and base units with laminate worktops over, stainless sink and drainer with mixer taps and window above overlooking the rear garden. There is eye level double oven, hob and extractor over, shelved pantry cupboard, space for dishwasher and fridge. The Family Room can be accessed from the Dining Room and is dual aspect and if required could be a downstairs bedroom as behind it is a sizeable Wet Room having quarry tiles to floor a large shower area, wc and wash hand basin with opaque window. The Utility Room has a stable door and a range of cream wall and base units with wood effect laminate over with space under for a washing machine, tumble dryer and freezer. The door to the wet room is off to the right and in the corner is a large cupboard housing a megaflo tank. The central heating boiler is currently not working. Off the Entrance Lobby stairs rise to a large landing with a window overlooking the rear garden and would make a lovely study area. To the right is the Main Bedroom which is dual aspect. There are two further double bedrooms both with windows overlooking the front with field views beyond. The Family Bathroom has a bath and a wash hand basin and a window overlooking the front and there is a separate wc with window to the side. This completes this spacious property which is in need of modernisation although has double glazing throughout and the roof is in good condition.

LABURNUM COTTAGE - EXTERIOR At the front of the property is a picket gate leading to a storm porch and the Entrance Door and there is a small front garden to the side too. To the left of the property is a driveway which, in turn, leads round to the parking behind the property. There are sheds, one of which has power and light. The plot in total extends to some 0.8 acres (sts) and please note that there is a public footpath running the entire length. There are lovely field views half way down the garden and has infinite possibilities.



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

LOCAL AUTHORITY East Suffolk Council

Tax Band: D

EPC: TBC

Postcode: IP13 9NZ

SERVICES Central heating is serviced by a boiler (please note this is not working) and also some radiators are serviced by the Rayburn. The septic tank does not comply to the current regulations so please be aware any purchaser will be responsible for replacement. Mains water and electricity. Woodburner to the Sitting Room.

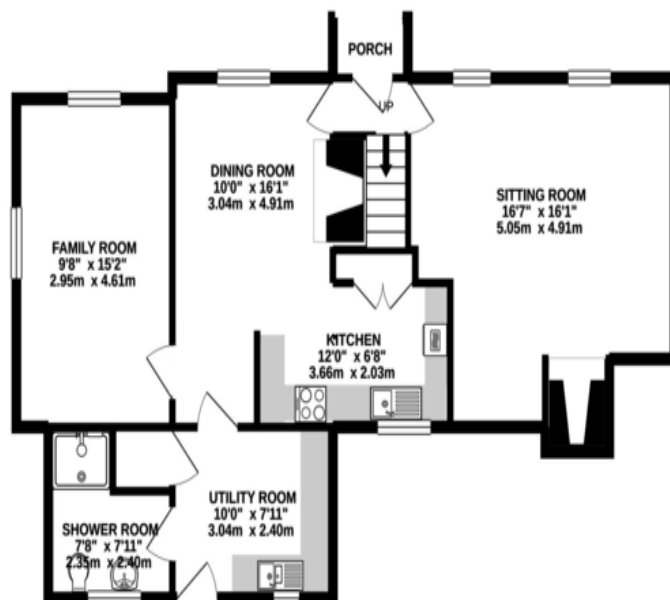
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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 be aware that there is a public footpath running down the full length of the land.

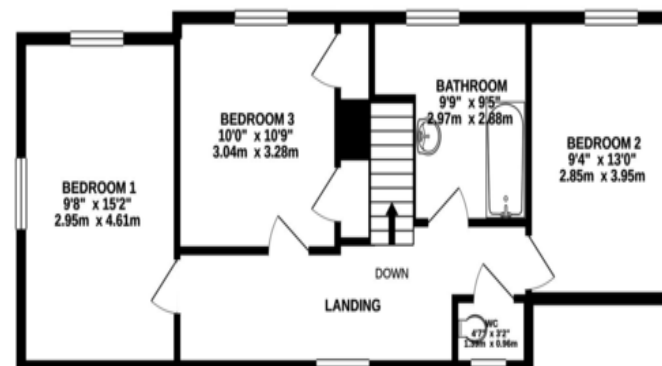




GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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