



Nonsuch Cottage



Huntingfield
Estates
FRAMLINGHAM

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Nonsuch Cottage

Hacheston | Woodbridge | Suffolk

GUIDE PRICE: £575,000

An immaculate **FOUR DOUBLE BEDROOM TWO BATHROOM DETACHED** property backing onto the River Ore with countryside views beyond ****TERRACED GARDEN**GARAGE**CARPORT**IN AND OUT DRIVE**

LOCATION Hacheston is a popular and pretty village which lies between Woodbridge and Framlingham and benefits from a great children's playground and village hall; just a few minutes' drive from the excellent local amenities and supermarket at neighbouring Wickham Market where there is a primary school. The railway station at Campsea Ashe offers access to London, Norwich and Cambridge via Ipswich. There are excellent local shops in the market towns of Framlingham and Woodbridge. Framlingham is famous for its twelfth century castle and Woodbridge is a riverside town with its own marinas and famous Tide Mill. The world-famous Snape Maltings Concert Hall which is home to the internationally renowned Aldeburgh Festival and close to RSPB Minsmere.





INTERIOR

You are greeted into the spacious Entrance Hall by a part glazed front door. There is a cloakroom comprising wc with an opaque window above and a wash hand basin in a vanity unit with cupboards under. To the left of the Entrance Hall are double doors leading into the Dining Room which is dual aspect with further double doors leading into a study area with a window to the side. Ahead is a Utility Room with a door leading out to the carport, base unit with worktop over, stainless steel sink unit with window above and space for a washing machine under. There is also space for a further appliance and a large understairs cupboard perfect for Hoover and coats etc. To the right of the Entrance Hall is the Sitting Room which is light and airy and has a brick-built fireplace with bressomer beam over and housing a wood burner. There are double doors leading into the Garden Room and this can also be accessed from the breakfast room via two single doors. French doors lead out to the patio and gardens beyond. The Garden Room can be used all year round as it has a solid roof and a radiator. The Kitchen/Breakfast Room is triple aspect and has an extensive range of wood wall and base units with space for a dishwasher and fridge/freezer. There is a built-in electric oven, with gas hob and extractor above. There is an island unit with cupboards and wine rack and the kitchen has a tiled floor. The Breakfast area is carpeted and has plenty of space for a table and chairs for entertaining. Upstairs there is a spacious landing with a Velux window and a shelved

airing cupboard. There is a Principal Suite comprising walk in dressing area with shelving and hanging space, an En Suite Shower Room with walk in shower cubicle, wc and wash hand basin in a vanity unit, heated towel rail and a cupboard housing the mega flow tank. The Bedroom is of a generous nature and has stunning views over the garden and open countryside beyond. There are three further double bedrooms. The Family Bathroom comprises a bath with shower over and shower screen to side, wc and wash hand basin and has a Velux window. This completes this lovely property which must be seen to be appreciated.

EXTERIOR

To the front of the property is a large in and out drive with a circular lawned area in the middle, further lawned areas to front and right with flower beds and to the left of the property are raised vegetable patches. There is a carport leading to a single garage with up and over door and window and personal door to the garden. The rear garden is terraced with various patios for al fresco dining and enjoying the views of open countryside and has a plethora of trees, shrubs and plants and is an absolute delight. There is a summer house which is included in the sale.



PROPERTY INFORMATION

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

LOCAL AUTHORITY East Suffolk

TAX BAND: F

EPC: C

POSTCODE: IP13 0DR

SERVICES Gas fired central heating, Private treatment plant, mains water and electricity, 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 this property has never flooded. There is a right of way for access of the property to the right of Nonsuch Cottage.**





Ground Floor



Floor 1



Approximate total area[†]
161.02 m²

Reduced headroom
1.72 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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