



Maypole Green, Dennington, Suffolk



A delightful **END OF TERRACE** character cottage located in a quiet lane in Maypole Green yet close to Dennington set in a large garden to three sides.

LOCATION Maypole Green Cottages is tucked away yet close to the heart of the pretty village of Dennington, which is well served by a primary school and an excellent dining pub, Dennington Queen. The historic town of Framlingham is within a couple of miles and here there are facilities for most day to day needs, including further excellent schooling in both the state and private sector as well as a fine medieval castle. The Heritage Coast is within about 15 miles with the popular coastal towns and villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh all within easy reach. Heading west, the A1120 provides good access to the A14 which leads out to Bury St Edmunds, Cambridge and the Midlands beyond as well as to the A140 Norwich Road. The County town of Ipswich lies about 20 miles to the south and from here there are Inter City rail connections to London Liverpool Street Station which are scheduled to take just over an hour.

Guide Price: £320,000

- **Entrance Hall**
- **Sitting/Dining Room**
- **Kitchen**
- **Two Double Bedrooms**
- **Bathroom**
- **Large Garden**
- **Parking for Several Vehicles**



MAYPOLE GREEN - INTERIOR There is a welcoming Entrance Hall with space for shoes and coats. The Sitting/Dining Room is of a generous nature and is dual aspect. There is a door leading out to the rear garden. The Kitchen which has been completely refitted and has a window overlooking the front. There are a range of white wall and base units, an eye level oven, induction hob, butler sink with mixer taps over, space for washing machine, dishwasher and fridge/freezer. Upstairs the landing is delightful with a window to the side and there is room for a chair, perfect as a reading nook. Bedroom 1 has a deep cupboard and an airing cupboard which is shelved. There is a window overlooking the rear garden. There is a further Double Bedroom with a window to the front, a cast iron fireplace with wooden surround and there are two cupboards in the recesses one with shelving and one with hanging rails. There is a further deep cupboard which could be used as a dressing room, at present is used for storage. The Family Bathroom has a bath with shower over and shower screen to side and has a wash hand basin and wc. There is an opaque window to the side. This completes the accommodation and would suit a variety of purchasers.



MAYPOLE GREEN - EXTERIOR The property has parking for several vehicles and there is large pond to the side of the property surrounded by lawn, perfect for sitting quietly by the water and a large shed. The side garden which is mainly laid to lawn with a gate into the rear garden, has a seating area and again is laid to lawn with apple and pear trees. A new driveway has been recently laid.

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

LOCAL AUTHORITY - East Suffolk

Tax Band: C

EPC: E

Postcode: IP13 8AH

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SERVICES - New Electric Heating, new private drainage via Mantair, mains water and electricity, double glazed throughout.

FIXTURES AND FITTINGS All Fixtures and Fittings are specifically excluded from the sale but maybe available under 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





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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