



Meadowside House, Cratfield, Suffolk



Meadowside House is an attractive, IMMACULATE detached property in the popular village of Cratfield and really has to be seen to be truly appreciated. **TOP QUALITY FINISHES ** WRAPAROUND GARDEN ** SINGLE GARAGE AND PARKING**

LOCATION Meadowside House is in the heart of the village of Cratfield which has a network of footpaths, quiet road riding and nearby bridleways. The Church of St Mary's is close by and the nearest shop is located in the neighbouring village of Laxfield, with further facilities available in the nearby market towns of Halesworth, Framlingham and Diss. Halesworth, which is just under 7 miles away, has a range of independent shops, cafes and a once weekly market and has good road and rail links, and Ipswich and Diss have all major facilities including mainline train services to London taking approximately 90 minutes.

GUIDE PRICE: £525,000

- Entrance Hall
- Sitting Room
- Dining Room
- Downstairs Cloakroom
- Kitchen Breakfast Room
- Utility Room
- Principal Bedroom with En Suite
- Two Further Double Bedrooms
- Wrap Around Garden, Garage and Parking



MEADOWFIELD HOUSE- INTERIOR The property was built approximately 10 years ago to a very high standard with oak internal doors throughout and underfloor heating on the ground floor which is either tiled or has oak engineered flooring. An Entrance Door with two opaque, floor to ceiling panels to one side, leads into the spacious Entrance Hall. There is a downstairs cloakroom comprising wash hand basin nestled in a vanity unit with WC and opaque window above. To the left of the hall is the Sitting Room which is dual aspect and has double doors with floor to ceiling windows either side opening onto the side garden. A wood burner sits on a slate hearth with beam over and a recess to the side. An opening leads into the Dining Room which is light and airy being dual aspect with double doors and floor to ceiling windows either side gives access to the rear garden. There is plenty of space for a large dining room table and chairs. A further door leads back into the Entrance Hall giving the house a good flow. The Kitchen/Breakfast Room is to the right and has a “shaker” style extensive range of wall and base cream units with granite worktops over, Franke composite sink with one and a half drainer, mixer taps and window over. There is an eye level microwave/oven and fan assisted oven below, electric hob with extractor above, integrated dishwasher, bin store, larder cupboard and fridge/freezer. There is a fully glazed door to the garden and a further door to the Utility Room which comprises cupboards and space for a washing machine and stainless steel sink over with mixer taps. A stable door leads out to the rear garden. Upstairs there is a spacious landing with four opaque windows giving plenty of light and there is a shelved airing cupboard too. The Principal Bedroom is of a very generous nature and has a window overlooking the garden and a door leads into a spacious En Suite Shower Room comprising large walk-in shower, wash hand basin in a vanity unit and wc with opaque window above. There are two further large double bedrooms, one with a built-in wardrobe cupboard. The Family Bathroom comprises a four piece suite of large walk in shower cubicle, bath with mixer tap, wash hand basin. This completes the accommodation.

MEADOWFIELD HOUSE - EXTERIOR A large shingled driveway with plenty of parking, and giving right of way to the neighbour, gives way to a single garage with double doors, light and power and a rear door access. A side gate gives access to the rear garden and has plenty of space for wheelie bins etc in a covered walk way. The wraparound, fully enclosed, garden has plenty of space for outside dining, is mainly laid to lawn with flower beds and trees.



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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: C

Postcode: IP19 0DL

SERVICES Air source heat pump with underfloor heating on the entire ground floor with radiators upstairs, wood burner to the Sitting Room, mains drainage, water and electricity.

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.





Approximate total area^m
129.51 m²
Reduced headroom
1.23 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

