



Pippin Close | Assington, Suffolk, CO10 5NH



Features

- Four Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Utility Room & Ground Floor W/C
- Sitting Room & Dining Room
- Double Garage & Off Road Parking
- First Floor Bathroom & Ensuite To Master Bedroom
- Highly Sought After Village Location

Located on a highly sought after development within the picturesque village of Assington is this four bedroom detached home. Boasting a dining room, sitting room, open plan kitchen/dining/family room, utility room, ground floor w/c, first floor family bathroom, ensuite to master bedroom, double garage and off road parking.



THE PROPERTY

Upon entering the property through the front door under a protective storm porch, you are welcomed by a spacious entrance hall. This hallway provides access to the ground floor WC, dining room, sitting room, and the open plan kitchen/dining/family room. Additionally, there are stairs ascending to the first-floor landing.

The ground floor WC features a concealed toilet and a wash hand basin with a vanity unit, along with a double-glazed window to the front. The dining room is dual aspect, with windows to both the front and side, and has doors leading into the sitting room. The sitting room, also dual aspect with windows to the side and rear, includes a fireplace with an inset log burner. The highlight of this home is the open plan kitchen/dining/family room, which has bi-fold doors opening to the rear garden. The kitchen area is well-equipped with matching wall and base units, work surfaces, an inset sink and hob with an extractor fan, an integrated double oven, fridge freezer, and dishwasher. A door leads to the utility area, which also has matching units, work surfaces, an inset sink, and space for a washing machine and additional white goods. A window overlooks the front, and a door provides access to the rear garden.

Ascending the stairs to the first-floor landing, you will find doors leading to all four bedrooms and the family bathroom. The principal bedroom features a window to the rear aspect and an ensuite with a shower, WC, and wash hand basin. There are three additional bedrooms on this floor, two with views to the rear and one with a front aspect. The family bathroom is spacious, with a panelled bath, separate shower, WC, and wash hand basin.

Externally, the property is approached via a paved drive surrounded by mature flower beds, offering ample off-road parking and vehicular access to the double garage, which has power and lighting. There is gated access to the rear garden, which is predominantly laid to lawn with a large patio area, enclosed by wood panel fencing and mature planting.

THE LOCATION

Assington, a village nestled in the Babergh district of Suffolk, England, is a tranquil and picturesque locale situated in the heart of the East of England. Its idyllic countryside, historic architecture, and strong sense of community make it a unique place to call home.

The village's setting is one of its most appealing features. Assington is enveloped by the rolling hills and farmlands that characterize the English countryside. The landscape is adorned with lush green fields and charming woodlands,





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making it a haven for nature lovers and those seeking a peaceful retreat.

With a history dating back to the medieval period, Assington boasts an array of historic buildings, including beautiful timber-framed houses and the 12th-century St. Edmund's Church. These structures add to the village's unique character and charm.

Community spirit is at the heart of Assington. Local events, village fairs, and gatherings are commonplace, fostering a close-knit community where residents come together to celebrate and support one another.

Though a small village, Assington provides essential amenities, including a village hall, a welcoming local pub, and a small local shopping community that consists of a farm shop, a country kitchen, and a hairdresser, among other amenities. These local establishments contribute to the village's self-sufficiency and convenience for its residents.

Transport links are reliable, with the village being well-connected by road, particularly the nearby A134. The nearest train stations are located in neighboring towns and villages, offering convenient connections to larger cities like London, Cambridge, Colchester, and Ipswich.

The natural beauty of the surrounding countryside invites residents and visitors to engage in outdoor activities such as hiking, cycling, and wildlife-watching. Scenic walking trails are abundant in this area.

For golf enthusiasts, Stoke by Nayland Golf Course is a popular attraction, and it's located a short distance away from Assington. The course is situated approximately 3 miles from the village, making it easily accessible for residents who enjoy this sport.

Assington's residential appeal lies in its historic charm and serene setting, making it an attractive place to live for those who value a quieter, more rural lifestyle. The village's traditional properties add to its unique character, making it a place where history and modern life harmoniously coexist.



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Awaiting Floorplan

AGENTS NOTE

Council & Council Tax Band – Band F - Babergh District Council

Tenure – Freehold

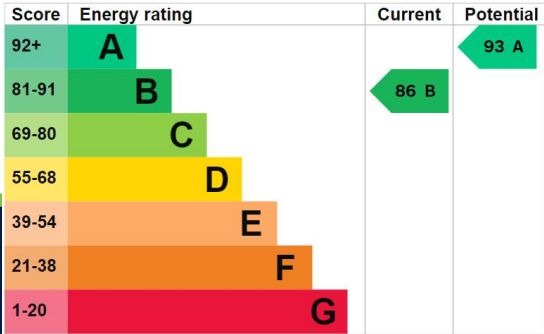
Estate Charge - £600 per annum

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Private Drainage, Air Source Heat Pump

Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage - Voice & Data available with EE, O2, Three & Vodafone. (Ofcom data)



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