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Estate & Letting Agents

The Causeway, Hitcham, IP7 7NF

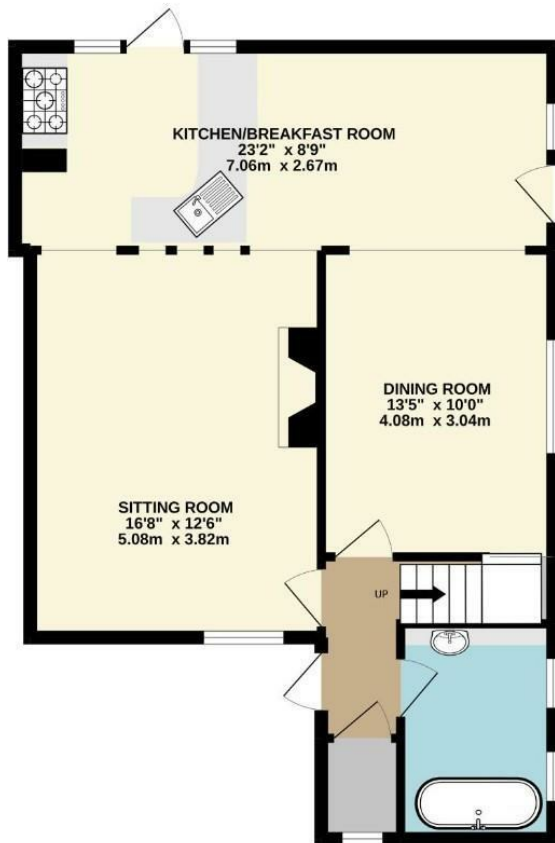## Rent - Offers Over £350,000   Deposit -

A beautifully presented Grade II listed semi detached period cottage situated in this popular mid Suffolk village equidistant from the picturesque towns of Hadleigh & Lavenham and a similar distance from the market town of Stowmarket with it's mainline link to London Liverpool Street. The local pre school is within walking distance, two local primary schools and the option of two private schools both a 10 minute drive. The cottage is steeped with period charm with a wealth of exposed timbers and enjoys open plan ground floor accommodation including a bespoke fitted kitchen. The accommodation comprises Entrance Hall, Bathroom with a claw foot bath, Sitting Room, Dining Room, Kitchen/Breakfast Room and on the first floor there are two Double Bedrooms and En Suite Shower Room. Externally the property offers off road parking for two cars and a lovely good sized rear garden abutting open countryside with fantastic panoramic views.

- GRADE II LISTED SEMI DETACHED PERIOD COTTAGE
- HALL, BATHROOM WITH CLAW FOOT BATH, DINING ROOM
- TWO BEDROOMS, EN SUITE SHOWER ROOM
- DRIVEWAY PARKING FOR TWO VEHICLES
- APPROX 7 MILES FROM LAVENHAM, HADLEIGH AND STOWMARKET

- FANTASTIC PANORAMIC VIEWS OVER OPEN COUNTRYSIDE TO THE REAR
- SITTING ROOM, BESPOKE KITCHEN/BREAKFAST ROOM
- BEAUTIFULLY PRESENTED
- LPG CENTRAL HEATING
- NO ONWARD CHAIN

Council Tax Band: D   -   EPC Rating: 0

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.

KITCHEN/BREAKFAST ROOM
23'2" x 8'9"
7.06m x 2.67m

DINING ROOM
13'5" x 10'0"
4.08m x 3.04m

SITTING ROOM
16'8" x 12'6"
5.08m x 3.82m

UP

1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.

BEDROOM
10'7" x 7'11"
3.22m x 2.41m

BEDROOM
14'11" x 11'0"
4.54m x 3.35m

DOWN

TOTAL FLOOR AREA : 976 sq.ft. (90.6 sq.m.) approx.