



# 3 BROWNS CLOSE

Hitcham

| Suffolk



Chapman Stickels

# 3 BROWNS CLOSE, HITCHAM, SUFFOLK, IP7 7NP

A DETACHED TWO-BEDROOM BUNGALOW OCCUPYING A  
GENEROUS CORNER PLOT WITH FAR-REACHING VIEWS OVER  
UNDULATING COUNTRYSIDE

Bildeston – 3 miles

Stowmarket – 7 miles

Hadleigh – 6 miles

- Porch • Entrance hall and inner hall • Kitchen • Utility room • Sitting room •
- Conservatory • Two double bedrooms (with one ensuite) • Shower room •
- Gardens • Off-road parking • Garage • In all, 0.17 acres •





### The Property

Forming part of a small residential development which was completed in the 1970s, 3 Browns Close is discreetly located in the village centre. The accommodation offers an abundance of natural light throughout via numerous uPVC picture windows. The full width, twin aspect sitting room is well-proportioned, which leads through to the conservatory giving panoramic views over the rear garden and countryside beyond.

The kitchen is well fitted with numerous base and eye level units, worksurfaces on three walls with inset ceramic hob and extractor over. The adjacent rear shower room has also been recently refitted with a white suite including bath and similarly to bedroom two provides further views over the gardens and countryside.

The main front bedroom is also notably well-proportioned, with a large picture window overlooking the front lawn. To one corner is an ensuite shower room.

Occupying a generous corner plot on elevated ground, the bungalow is surrounded by gardens to all sides. The main garden is to the rear, which consists of terraced areas of paving, shingle, and lawn, as well as a former vegetable plot behind the single garage. A driveway to one side provides ample off-road parking.

### Location

Browns Close is an established residential cul-de-sac within the south Suffolk village of Hitcham, which is equidistant between the Mid Suffolk town of Stowmarket, and the popular south Suffolk town of Hadleigh. Hitcham provides a shop/post office, village hall and parish Church. The well served historic village of Lavenham is 5 miles, the A14 trunk road providing access to the ports of Ipswich and Felixstowe and access to the Cathedral town of Bury St Edmunds can be joined at Stowmarket, the latter also providing a commuter rail service.

### Services

Mains water, electricity and drainage is connected. Oil-fired heating.

### Local Authority and Council Tax

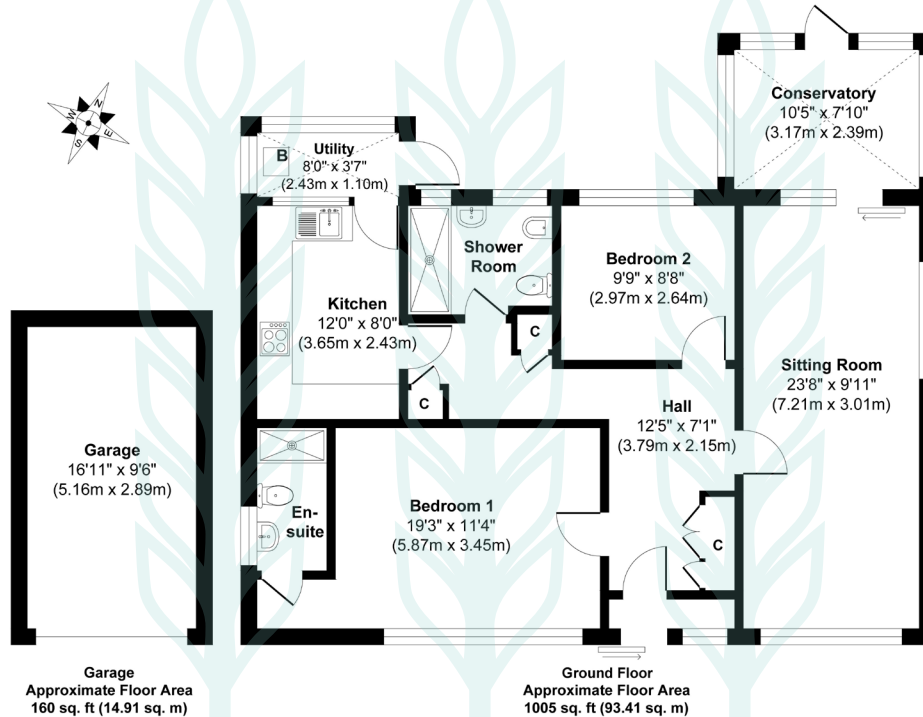
Babergh & Mid Suffolk District Council  
Band D (2024)

### EPC Rating

Current D(58). Potential B(81).



### 3 Browns Close, Hitcham, Suffolk IP7 7NP



Approx. Gross Internal Floor Area 1005 sq. ft / 93.41 sq. m

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