



Castlefield House | 14 Castle Lane | Offton | Suffolk | IP8 4RH

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Castlefield House, 14 Castle Lane, Offton, Suffolk, IP8 4RH

“A superbly presented four bedroom executive style family house with well-maintained proportionate grounds, off-road parking & garage.”

Description

A spacious and well-presented four bedroom detached executive style family house located in a tucked away cul-de-sac location within the rural Suffolk village of Offton.

Notable benefits include Nest heating thermostat controlling upstairs and downstairs separately, off-road parking, single garage, well-maintained and proportionate grounds and stylish and extensive living accommodation arranged over two floors.

About the Area

Offton is a rural village located approximately five miles from Needham Market and eight miles from Ipswich. Offton is surrounded by some of the prettiest Suffolk towns such as Needham Market, Lavenham and Hadleigh all offering an array of shops and restaurants. Offton offers a range of local amenities including The Limeburner's Public House, village hall and St Mary's Church with its striking 14th Century tower. The neighbouring village of Somersham offers a primary school and community shop providing groceries, newspapers and tea shop.

There is convenient access to the A14/A12 for commuting and Stowmarket and Ipswich railways stations providing mainline links to London's Liverpool Street (approximate journey time of 60 minutes).

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Light and airy welcoming entrance with stairs rising to the first floor, tiled flooring, door to under stairs cupboard and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with storage under, tiled splash back, tiled flooring and extractor.

Sitting Room Approx 20'8 max x 11' (6.31m max x 3.35m)

With double aspect windows to the front and rear extending from the front to the back of the property and feature inset with wood burning stove, brick surround on a stone hearth and wooden mantel over.

Dining Room Approx 9'9 x 9'2 (2.97m x 2.80m)

Window to front aspect.

Kitchen/Breakfast Room Approx 17'3 x 8'8 (5.26m x 2.64m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Samsung oven and grill with four ring halogen hob and extractor over, integrated dishwasher, breakfast area, space for fridge/freezer, tiled flooring, window to rear aspect, French doors to rear opening onto the terrace housing for fuse board and spot-lights. Door to:

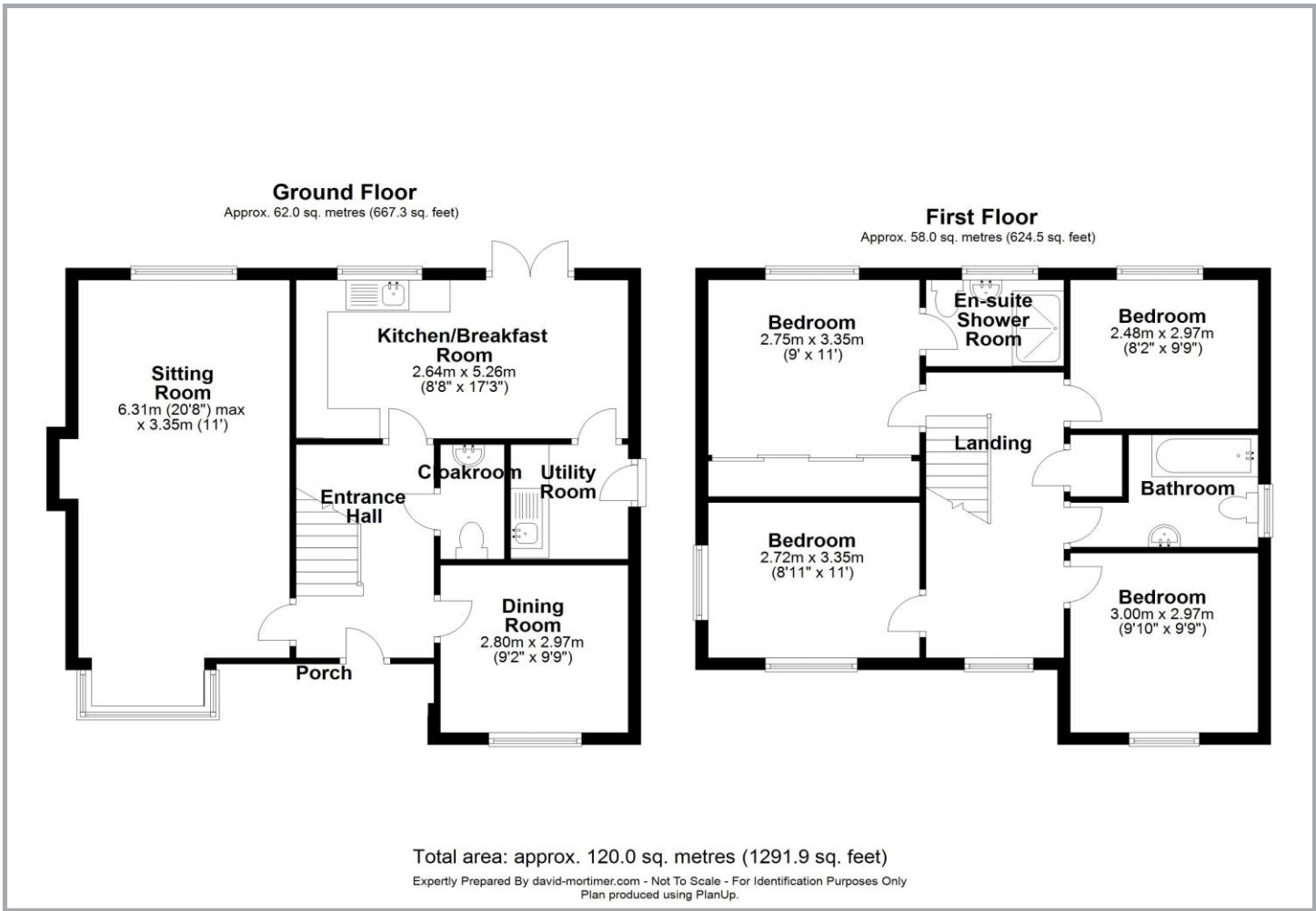
Utility Room

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for washing machine and tumble dryer, housing for oil-fired boiler, water softener, tiled flooring and personnel door to side.

First Floor Landing

Access to loft, window to front aspect, door to storage cupboard with shelving and doors to:





Master Bedroom Approx 11' x 9' (3.35m x 2.75m)

Double room with window to rear aspect, built-in wardrobes and door to:

En-Suite

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, tiled flooring, heated towel rail, frosted window to rear aspect, spot-lights and extractor.

Bedroom Two Approx 9'10 x 9'9 (3.00m x 2.97m)

Double room with window to front aspect.

Bedroom Three Approx 11' x 8'11 (3.35m x 2.72m)

Double room with double aspect windows to front and side.

Bedroom Four Approx 9'9 x 8'2 (2.97m x 2.48m)

Double room with window to rear aspect.

Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, tiled flooring, tiled walls, frosted window to side aspect, heated towel rail and extractor.

Outside

Castlefield House is located in an enviable position towards the end of a tucked away cul-de-sac and is accessed over a private drive providing off-road parking as well as giving access to the single garage with up and over door, power and light connected and personnel to the rear.

The grounds are private in nature, predominately lawned with a terrace abutting the rear of the property. The boundaries are defined mostly by a range of fencing and also incorporated within the plot is a timber storage shed.

Local Authority

Mid Suffolk District Council

Council Tax Band – E

Services

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





Energy performance certificate (EPC)

14, Castle Lane Ofton IPSWICH IP8 4RH	Energy rating C	Valid until: 17 June 2030 Certificate number: 0070-2838-6062-2690-6241
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Property type **Detached house**

Total floor area **121 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0070-2838-6062-2690-6241?print=true>

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