

oakheart



£715,000

Offers In The Region Of
The Street, Ashen

A rare opportunity to acquire this executive four bedroom detached family home complete with a fully self contained, detached annexe in the quaint and picturesque Suffolk village of Ashen. Occupying a peaceful position in the heart of this village with views of St Augustines Church, this home makes for the perfect countryside retreat.

Upon approach this home is discreetly positioned behind neatly maintained hedging with a secure gated driveway running to the side of the property. Entry is gained to a bright and welcoming entrance hall with stairs rising to the first floor. The kitchen/diner forms the

social hub of this home offering executive and durable tiled flooring fit with a range of traditional wood effect floor and wall mounted units topped with stone effect work surfaces, double width range style cooker with black tiled splash backs, black inset sink and drainer unit and detachable black mixer tap. Neighbouring the kitchen is the utility area providing further work surface and storage space with door opening to the rear garden. The lounge enjoys bright and airy accommodation space featuring dual aspect windows, an open fireplace and french-style doors opening to the garden. Neighbouring the lounge is a second reception room offering further versatile accommodation space. To the first floor are four

bedroom, of which the principal suite offers ensuite facilities and integral wardrobe space. The second and third bedrooms also allow space to accommodate double beds. The family bathroom enjoys a traditional finish comprising of a free standing rolltop bath tub, low level Wc and wash hand basin. The annexe provides further self contained living space, perfect for a holiday let or rental income featuring open planned living with kitchenette, shower room and enclosed garden.

The rear garden is mostly laid to lawn with a paved seating terrace and rolling green space to the rear. This home also allows off street parking for multiple vehicles via a gated driveway.



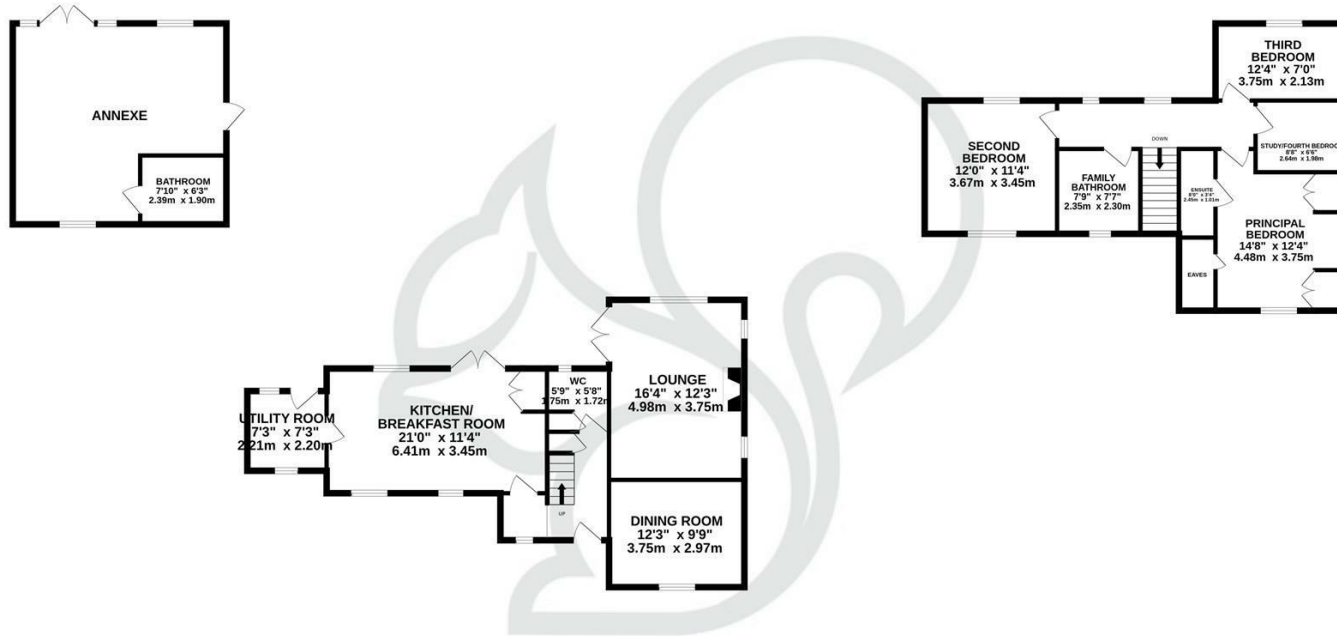






GROUND FLOOR
1052 sq.ft. (97.7 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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