

oakheart



£600,000

Offers In The Region Of
The Street, Ashen

A charming and well proportioned four bedroom detached home located within the picturesque Suffolk village of Ashen. This unlisted residence enjoys far reaching views over the valley and sits upon an impressive 0.25 acre plot. Boasting four double bedrooms with versatile ground floor living space, off street parking for multiple vehicles and a detached double garage, this home is not one to be missed!

The entrance hall, featuring parquet flooring, exposed beams, and a study nook, welcomes you into this spacious property. The kitchen is well-appointed with a range of wall and base units, integrated

appliances, and a butler sink, leading down to a charming breakfast room with French doors opening to the sitting room. The expansive sitting room, with French doors to the external seating terrace, is a cozy retreat featuring a log-burning stove set in a red brick chimney. Adjoining this is a versatile music/dining room, with parquet flooring, exposed beams, and a bay window overlooking the front. Concluding the ground floor is a useful cloakroom comprising of a low level WC and wash hand basin. Upstairs, the principal suite is a serene space with dual aspect windows offering sweeping views of the gardens and valley. It includes an en-suite shower room and a utility closet with laundry facilities. Three additional double bedrooms, of which

the second and third enjoying charming exposed beams and generous proportions, share a family bathroom equipped with a bath and overhead shower.

Outside, the property boasts a gravel driveway with ample parking, a double garage, and beautifully landscaped gardens. The front garden features a lawn and mature shrubbery, while the rear garden provides a tranquil space with a paved terrace, perfect for outdoor dining, and a variety of mature trees and plants. This is an ideal family home offering both indoor and outdoor charm.

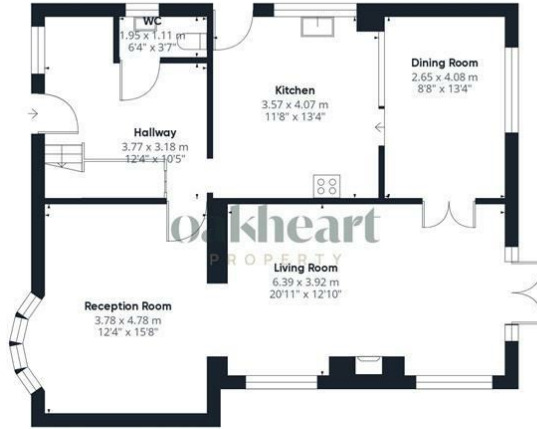
Call Oakheart today to arrange your viewing!



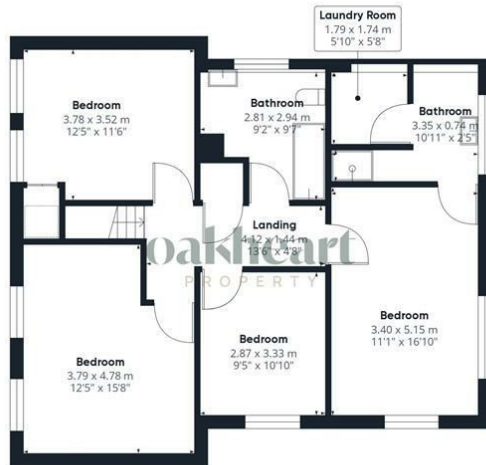








Ground Floor



Floor 1

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Approximate total area^m
183.3 m²
1973 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
F

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 93 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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