

oakheart

£280,000

Offers Over
The Street, Assington

Located in the incredibly sought after countryside Village of Assington is this idyllic Grade II listed two bedroom cottage that is offered for sale with no onward chain. It has been extended to the rear to offer a pretty kitchen/diner, enjoys an open fireplace, over 100ft of rear garden (sts) and private parking on a driveway to the front.

Assington is a pretty and well known Village on the Eastern side of Sudbury. It is a quiet residential area scattered with heritage homes and a some modern builds. It enjoys a local Pub, popular Tea Room, Shop, Post office and Primary School. It is easily commutable to Sudbury, Colchester and Hadleigh. This quaint Suffolk cottage has an attractive kerbside appeal with an

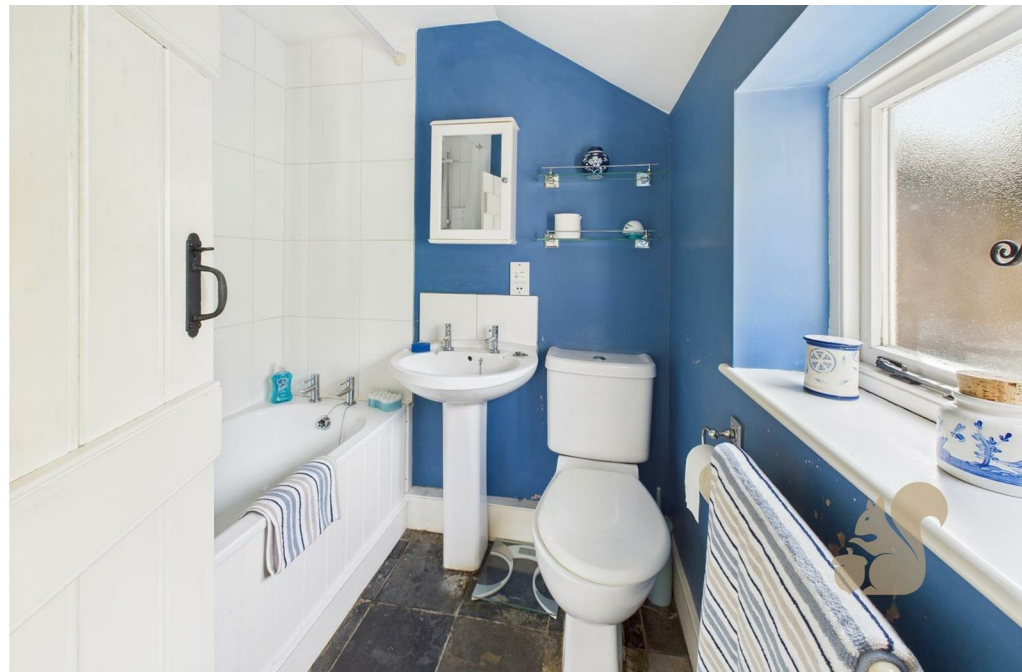
established hedge and apple tree framing the front garden and shingled driveway. The driveway allows for parking of two vehicles in tandem, due to the front garden size there would be scope for further parking should it be required. There is a detached timber framed shed at the end of the drive that would fit a small car due to its double front doors.

The garden is estimated to extend to circa 100ft (sts), it abuts open fields to the rear and is an idyllic outdoor space with an array of established hedges, shrubs, trees and flower beds. There is a patio dining area at the rear of the shed that makes an ideal BBQ area. The garden can be accessed via the side of the house or via double doors from the kitchen extension.

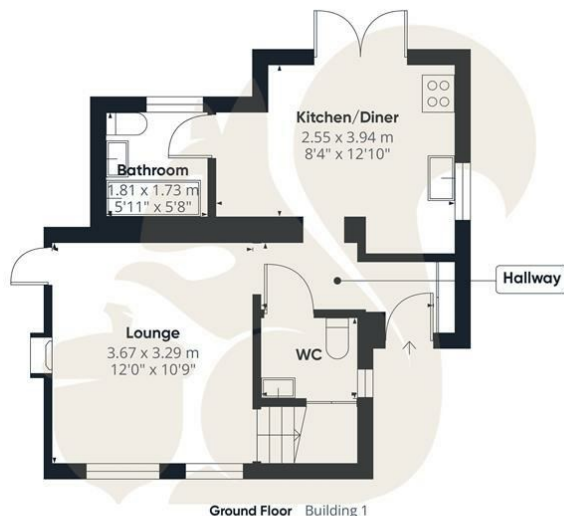
Internally the cottage is traditionally finished with some modern adaptations amongst the original features and quirks. Notably the kitchen/diner is an extension which briefly comprises; an attractive vaulted ceiling, double doors offering views over the garden, slate tiled flooring, underfloor heating, wooden work tops, traditional shaker style units and a ceramic white sink and drainer with traditional sanitary ware.











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Approximate total area⁽¹⁾

49.5 m²
531 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
B

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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