

Rose Villa Grub
Lane
Spexhall
Halesworth



Rose Villa Grub Lane

Guide Price £375,000

Charming 3 bedroom country cottage

Entering the property, you are greeted by a spacious lounge, of which occupies the full length of the property and boasts two windows to the front aspect allowing for floods of natural light and field views beyond. With a charming brick fireplace and plenty of room from an array of furniture, this room lends itself to multiple layouts to suit your family's needs.

From here you enter into the kitchen/diner, boasting an extensive range of modern wall and base units with countertops over, as well as space for numerous appliances with an under-counter dishwasher, washing machine, and drier, as well as a free-standing double oven with hob and extractor over. This room further benefits from triple-aspect windows, a glazed door into the conservatory, and plenty of space for a dining table.

The newly installed conservatory, which is situated at the rear, boasts a very generous size with room for an array of furniture and charming views of the lovely mature garden with French doors opening to the side. This space also benefits from a newly fitted shower room, with a shower cubicle, hand wash basin and W/C.

Heading to the first floor via the stairs in the kitchen you will find three double bedrooms from the landing, along with the family shower room and built-in storage. Bedroom 1 presents a very good size with plenty of room for a double bed, an abundance of fitted cupboards, and enjoys field views to the rear. Bedrooms 2 and 3 offer similar sizes and views to the front aspect, again with room for double beds and additional furniture. Lastly, is the modern shower room which comprises a walk-in shower, hand wash basin and W/C.

Externally the cottage is on an impressive plot with a generous lawned garden and a range of perennial plants, edged by a hedging between the property and farmers fields. The wider section of garden also has a small greenhouse with plants around it including a robust rhubarb plant, and further enjoys panoramic field views and scope to landscape further to really make it your own. You will also find charming iron gates, one pedestrian and a second larger one allowing vehicular access to the shingled driveway allowing off-road parking for at least 3 vehicles, and leads to the single garage. There is also a further selection of storage sheds to the rear garden for storage, as well as a good-sized area laid to shingle offering privacy and a great spot to relax.

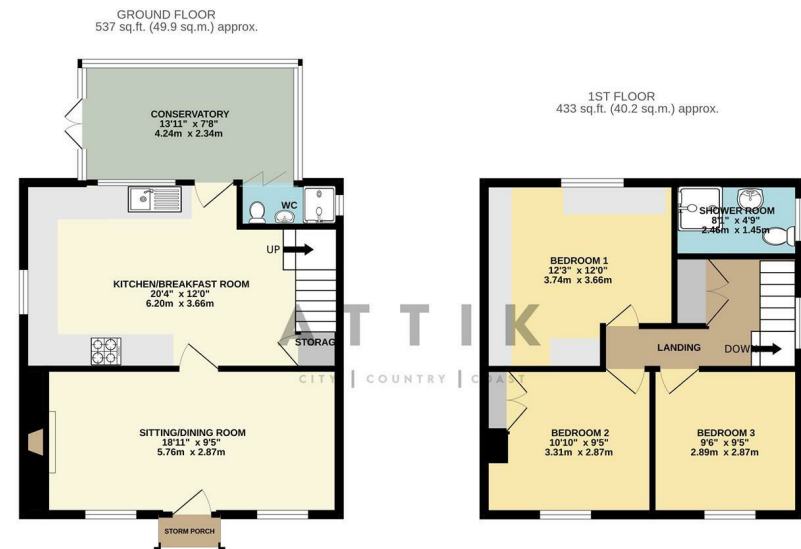
Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band C

Local Authority
East Suffolk

Council Tax Band C

EPC Rating F



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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