

Gable Cottage The  
Street  
Bramfield  
Halesworth



# Gable Cottage The Street

## Guide Price £375,000

### The delightful three double-bedroom cottage...

Welcome to Gable Cottage, a charming yet deceptively spacious 3 bedroom home, nestled in the picturesque village of Bramfield. This delightful home perfectly balances character and modern living, making it an ideal family home or for anyone seeking a tranquil residence in a vibrant community.

As you approach, you'll immediately notice its attractive curbside appeal, enhanced by beautiful brickwork and a charming low-level white picket fence. The property includes convenient parking to the side, with an additional storage facility (measuring approximately 8 ft by 8.5 ft). As you step through the entrance, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. To the right, a versatile boot room and storage area is currently undergoing a tasteful renovation, ensuring practical storage solutions for an active family. Neighbouring, you will then find a cloakroom providing added convenience. You will then find the Kitchen, a bright and airy space featuring a stylish range of cabinets, double built-in eye-level ovens, and space for both a dishwasher and free-standing fridge freezer. Exposed beams and modern downlighting create a charming aesthetic, and the generous dining area can comfortably accommodate a large table, making it the perfect space for entertaining.

From the kitchen, doors lead to a lovely patio area, ideal for enjoying the morning sun and al fresco dining, all within a secure and fully walled garden. Adjacent to the kitchen, a well-equipped utility room offers additional storage, plumbing for a washing machine, and a sink. Back to the kitchen, you then enter into the lounge, of which exemplifies comfort and style, featuring quadruple aspect windows that flood the space with natural light. Not to mention this room boasts a very impressive space with scope to offer a dual-layout design. A continuation of exposed beams, brickwork and a delightful woodburning stove makes this room a perfect spot for gatherings or cosy nights in. This room also benefits from numerous built-in storage facilities creating a practical space. Flowing seamlessly from the lounge, a versatile playroom/snug living area provides further space for leisure or home office needs.

As you ascend to the first floor, you're greeted by a split hallway. To the left, a large landing presents built-in storage and access to Bedroom 3. Located at the front of the property, this is a good-sized double room with floods of natural light and further built-in storage. Continuing back down the hall, the family bathroom features a bathtub with a handheld shower attachment, a heated towel rail, a charming high ceiling, W/C and a wash basin. The second bedroom is another well-proportioned space, easily accommodating a double bed, while the main bedroom offers a luxurious ambience with stunning exposed beams and a private window overlooking the garden. An adjoining walk-in dressing room offers further ample storage and convenience.

Externally, the property is accessed via a walkway to the side, with gated access to a private courtyard with mature shrubs and space for dining furniture. From here you then have access to the front door or into the rear garden. The rear garden presents a good size, fully enclosed by a characterful brick wall, and offers a large area laid to lawn and a spacious patio for relaxation.

### Agents notes...

A pre-recorded walkaround tour is available - Council Tax Band D

Local Authority

East Suffolk

Council Tax Band D

EPC Rating E



Contact

01986 899532

enquiries@attikccc.co.uk

www.attikccc.co.uk



TOTAL FLOOR AREA: 1502 sq ft. (139.5 sq m) approx.

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