



Green Marston, The Green, Saxtead



A detached chalet bungalow in need of some modernisation and with scope for further extension (stpp) set on the Green in Saxtead with idyllic views towards the windmill. Large rear garden with substantial brick outbuilding over 14m in length, two bedrooms with two further converted bedrooms to the upper floor, parquet floors, fully double glazed, solar panels. No Onward Chain.

LOCATION: Green Marston is set back from the road and overlooks Saxtead Green and the National Trust Windmill. Saxtead has The Mill public house and is a 5 minute drive, just over two miles, to Framlingham. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. There is an independent secondary school Framlingham College, plus state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich and offers a main line service to London Liverpool Street which takes just over an hour.



- **Great Project**
- **Scope for Further extension (stpp)**
- **Village location overlooking Windmill**
- **Two Bedrooms**
- **Converted Upper Floor**
- **Large Rear Garden**
- **Substantial Outbuilding 14m in length**
- **New Private Drainage System**

GREEN MARSTON - INTERIOR: A large glazed entrance porch leads you into the hallway which has original parquet flooring. Off the entrance hall is a shower room, and door leading to the kitchen. The kitchen has a range of fitted wall and base units along with fitted, full height storage cupboards and opens on to the utility room with space and plumbing for a washing machine and large window overlooking the garden to the side and a back door. There is a useful cupboard housing the electrics, solar panel electrics and oil fired boiler.

To the right of the house is an open plan sitting / dining room with large double glazed windows overlooking the side and front of the house with views over the Green to the windmill. This room also has original parquet flooring and opens into the large conservatory.

To the rear of the hall is a handy storage cupboard and a bathroom with bath, wc, sink and obscured glazed window. The master bedroom is a large, bright room with original parquet flooring and a glazed door opening onto the rear garden. The second bedroom is a good size and also benefits from parquet flooring.

The upper floor can be accessed via an external spiral staircase, or a fairly substantial loft ladder. The entire upper floor has been split into two large double bedrooms with feature windows to the front and rear and Velux windows into the roof. There is a central bathroom with wc, sink and bidet.

GREEN MARSTON - EXTERIOR: The bungalow is set back from the road with direct views towards the windmill. The drive leads from the main road with a detached garage on the right hand side. The drive then follows round to the left leading to a parking area at the front of the bungalow and an area of planting.

To the rear of the house is an extremely large rear garden - mainly laid to lawn with some mature trees.

At the end of the garden is a substantial brick built store over 14m in length. In need of some roof repairs, this offers a significant building with scope for any number of future uses and due to the configuration of the garden it not visible from the house.

TENURE The property is freehold and vacant possession will be given upon completion.

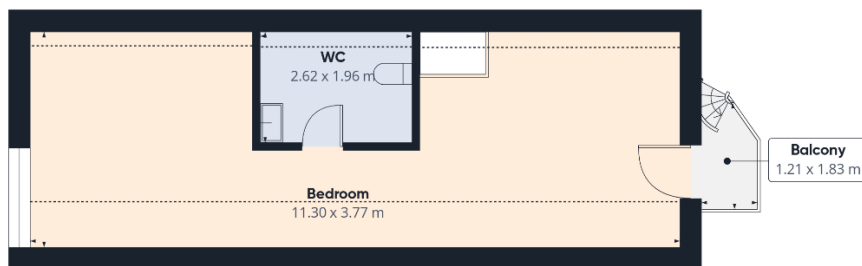
LOCAL AUTHORITY: East Suffolk **Tax Band:** C **EPC:** D **Postcode:** IP13 9QH

SERVICES Oil fired central heating, new fully compliant private drainage, mains electricity and water. Please note there are solar panels which are included in the sale, please ask for further details.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Approximate total area⁽¹⁾
143.5 m²

Balconies and terraces
2.2 m²

Reduced headroom
11.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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