



Oklahoma, The Street, Ashfield-cum-Thorpe



Charming three bedroom semi-detached cottage on the edge of the rural village of Ashfield-cum-Thorpe. This cottage benefits from 70m long rear garden backing onto farmland, three double bedrooms, kitchen/diner, two reception rooms and driveway plus off-road parking.

LOCATION Oklahoma is located in the pretty village of Ashfield-cum-Thorpe, which is situated between the town of Framlingham to the east and the large village of Debenham to the west. Ashfield itself lies about 14 miles north of the county town of Ipswich, in a rural location amidst gently undulating surrounding countryside. There is a village community centre, with its children's play area, hosts a variety of events and is for hire. The historic market town of Framlingham lies about 6 miles to the east. The town provides a good choice of schooling in both the state and private sectors. There is further shopping and schooling available in the picturesque village of Debenham, which is about 4 miles to the west. The railway station at Stowmarket is 13 miles away with direct services to Ipswich, Norwich and London Liverpool Street station.



- **Entrance Hall**
- **Sitting Room with Woodburner**
- **Kitchen/Dining Room**
- **Three Double Bedrooms**
- **Upstairs Bathroom**
- **Large Rear Garden – 70m long**
- **Driveway and off-road parking**
- **Rural Village Location**

OKLAHOMA – INTERIOR The front door is located at the side of the property and leads you into the spacious entrance hall with a window to the side, understairs cupboard and stairs rising to the first floor. Ahead is the study/playroom/hobby room with a window overlooking the front of the house. To the left is the sitting room. This dual aspect room has windows to the front and rear, exposed beams and an inset woodburner with brick surround. A door leads into the kitchen/dining room which is a modern addition with vaulted ceiling and double doors leading out into the garden and windows overlooking both sides of the house. This space benefits from reclaimed parquet flooring, fitted wall and base units in navy blue with a wooden worktop above. There is space and plumbing for a washing machine and American style fridge/freezer, a "Rangemaster" electric cooker with extractor over and ceramic sink.

Stairs rise to the first floor leading to a landing with a window to the side of the house. To the front of the house is the main bedroom with field views to the front, and two built-in cupboards. A further double bedroom is located at the front of the house, also with field views to the front. The third bedroom is at the rear of the house with views of the garden and benefits from fitted wardrobes. The bathroom has a freestanding roll top bath with an electric shower above, there is a heated, ladder style towel rail, basin set on a wooden vanity stand, wc and an obscured window to the rear.

The house benefits from period features with some exposed beams and rustic latch doors along with modern UPVC double glazed windows throughout.

OKLAHOMA - EXTERIOR The property is located on The Street with a picket fence between the house and the road. Directly in front of the house is a shingle area for parking and to the left of the house is a driveway. A gate at the end of the drive leads through to the front door and into the rear garden. Directly behind the house is a pretty and secluded courtyard patio area. Stairs lead up to the main garden via an archway. The main garden is over 70 metres in length and provides ample space for lawns, flower borders, vegetable gardens, fruit trees and storage. The space nearest the house has a central lawn with established cottage garden style borders to the edges. Further away from the house the garden is divided into different areas with gates and archways, while the end of the garden backs directly onto open farmland. There are a variety of sheds and stores included within the garden.

SERVICES Mains drainage, water and electricity. Wood burner to sitting room.

LOCAL AUTHORITY Mid Suffolk

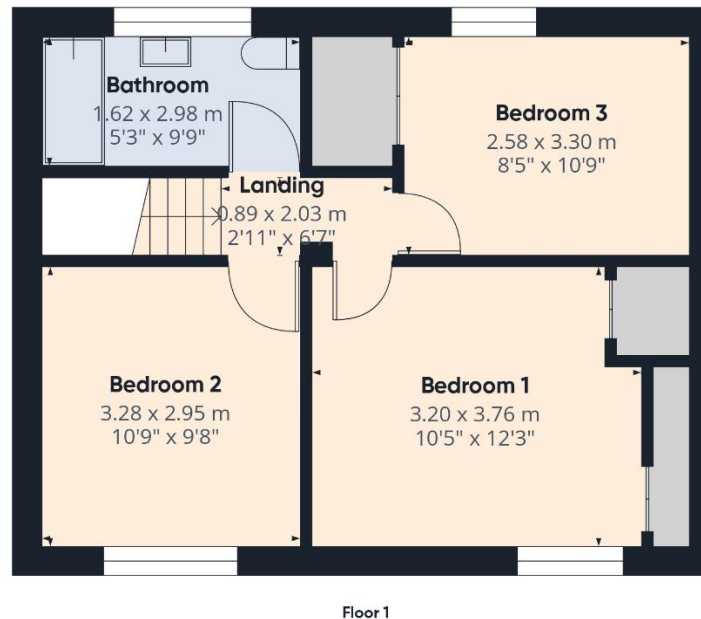
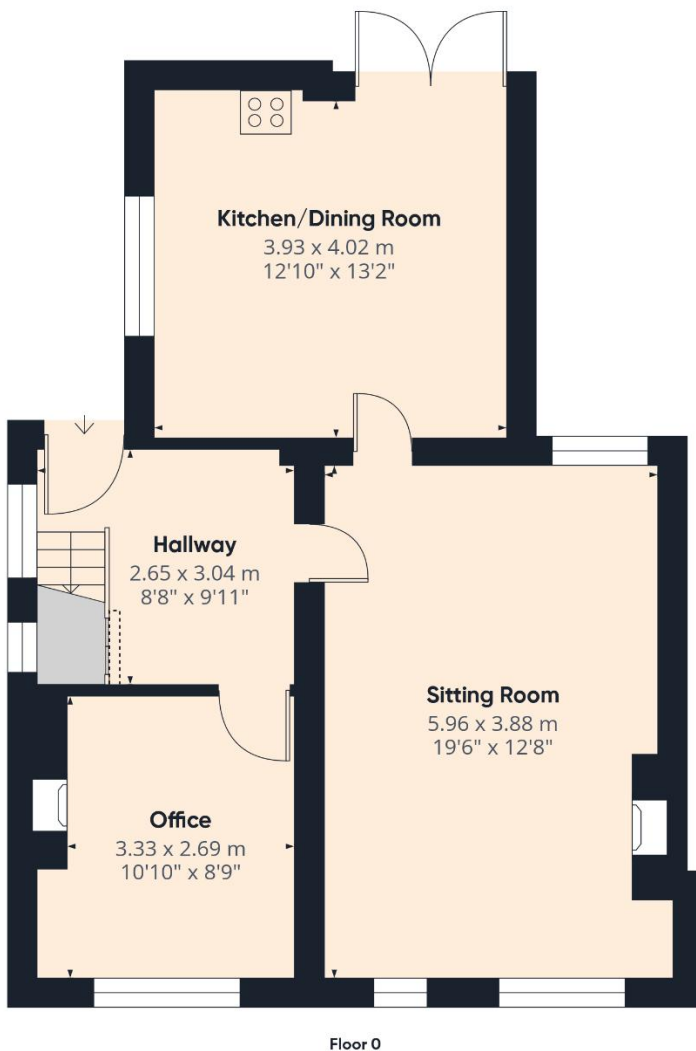
Tax Band: C

EPC: E

Postcode: IP14 6LX

What3words: ///veto.serenade.motivator





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

FIXTURES AND FITTINGS All blinds, curtains and light fittings are included in the sale, other items may be included but under 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^m
96.6 m²
1039 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

