



Glebe Cottage, Cransford, Suffolk



A DETACHED four bedroom cottage set within the village of Cransford. Recently renovated with a contemporary extension, this delightful property is immaculately presented throughout with an impressive kitchen/breakfast room, four double bedrooms, flexible accommodation and contemporary bathrooms. Double Garage, ample off-road parking and gardens to the front and rear. ****NO ONWARD CHAIN****

LOCATION Glebe Cottage is located centrally in the quiet village of Cransford. Framlingham is the closest market town and is just under three miles away. 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. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Wickham Market train station is approximately 7 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 12 miles away.



GLEBE COTTAGE- INTERIOR A newly installed front door leads into a spacious entrance hall with stairs rising to the first floor. A door leads through to a rear hallway with a door leading out to the rear garden and further lobby beyond with a useful double cupboard. To the left is a bright and spacious kitchen/breakfast room which is a recent extension. At over 24' long this generous space is flooded with light, with a bespoke glazed lantern light to the ceiling and feature full height windows overlooking the garden. There is a range of newly installed dark blue shaker style base units under an oak worktop, along with an integrated dishwasher, oven, ceramic hob with extractor above, stainless steel sink and drainer and a useful recess to house a full height fridge freezer, along with a peninsular unit which can be used as a handy breakfast bar. There is ample space for a large dining table making this the heart of the home. At the far end a door leads into the utility room with matching wall and base units, space and plumbing for a washing machine and tumble dryer, and a door leading out into the rear garden as well as a door leading to a large walk-in pantry cupboard. A door leads from the kitchen into the sitting room which benefits from original features and cottage charm to include exposed beams and a fire place with inset wood burner. At the far end is a further reception room currently used as a study with windows to the side and front, fireplace and a range of fitted shelves. At the opposite end of the cottage a door from the rear hall leads into a separate lobby area with a further door into bedroom 4 which benefits from windows to the side and front, this room could equally be used as a further reception room if required. Ideally located beside this room is a newly installed ground floor shower room with corner shower, basin set into a vanity unit, concealed cistern wc, and opaque window to the rear.

Stairs lead to the 1st floor which has windows on the landing overlooking the front of the property and a useful storage cupboard. On the left is the master bedroom with a window overlooking the side of the property, and vaulted ceiling providing a sense of space. Bedroom 2 also has a vaulted ceiling and cottage style window overlooking the rear garden, along with a fitted cupboard. The third bedroom is at the end of the hall and also features a vaulted ceiling, window to the side and fitted cupboard. There is a main bathroom with a contemporary suite featuring L shaped bath with separate shower over, wc, basin set into a vanity unit and heated ladder style towel rail.



GLEBE COTTAGE - EXTERIOR The property sits back from the road with a hedge to the front and a lawned area in front of the house. A drive leads down the side of the property and flows through to the rear garden where the double garage is situated. This is a detached building of over 375sq ft with two up and over doors.

The rear garden is mainly laid to lawn with established trees to the rear boundary and a newly laid patio beside the house.

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

LOCAL AUTHORITY East Suffolk

Tax Band: D

EPC: TBC

Postcode: IP13 9NZ

What3words: ///hunk.encodes.centrally

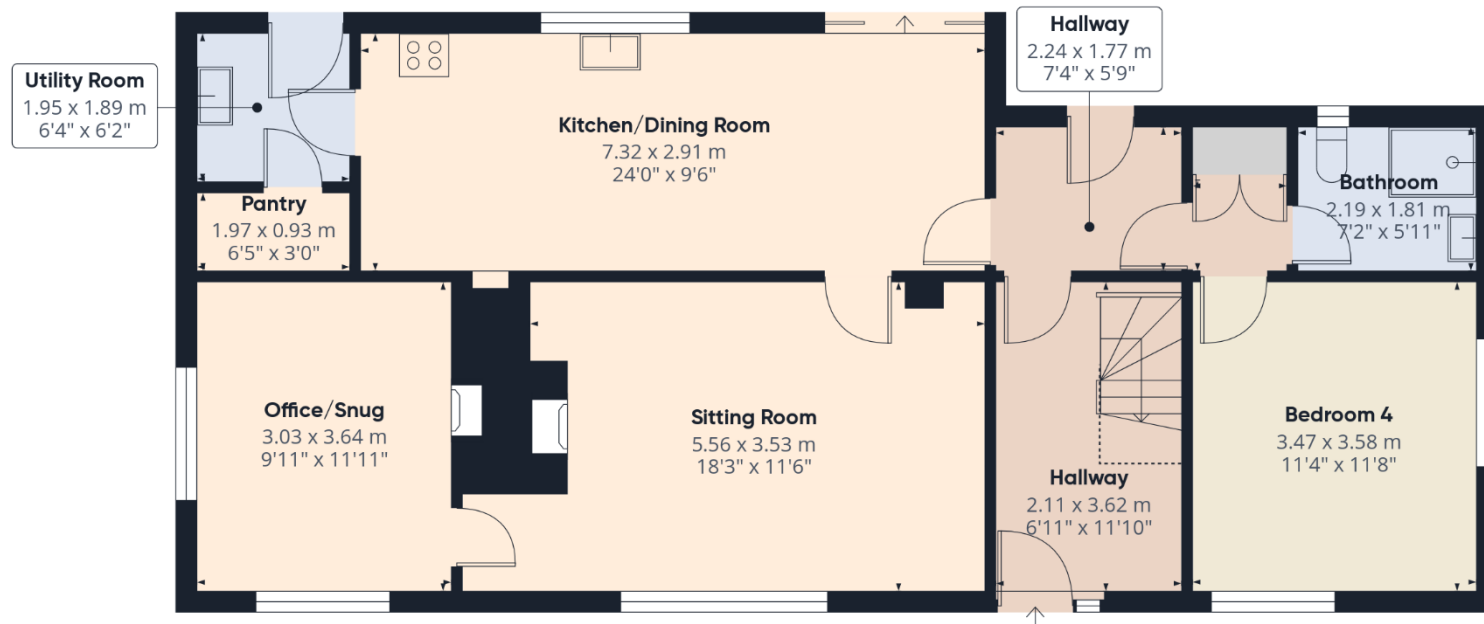
SERVICES Mains electricity and water, private drainage (fully compliant water treatment plant installed within the last 6 years). Oil fired central heating (new boiler installed circa 5 years ago). Wood burner to the sitting room.

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

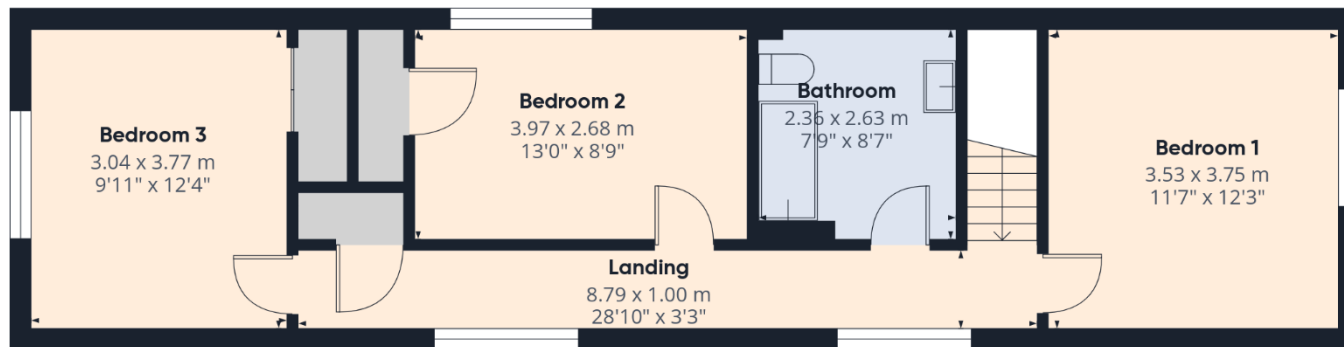
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds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







Floor 0 Building 1



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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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