



Orchard Cottage, Dennington, Suffolk



A delightful Chalet Bungalow tucked away at the end of an unmade road in the heart of Dennington with newly extended and installed kitchen, conservatory and two bedrooms **LOVELY WRAP AROUND GARDENS AND PATIOS** **GARAGE AND OFF ROAD PARKING**

LOCATION Orchard Cottage is tucked away at the end of a private road in the heart of Dennington with Dennington Playing field beyond. Dennington is a very sought after village and benefits from an excellent primary school, a great village pub "The Dennington Queen" and a lovely cafe "The Neathouse". The town of Framlingham is just a couple of miles away and is particularly known for its twelfth century castle and church. The market square is surrounded by a variety of independent shops, cafes and restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of amenities with public houses, doctor's surgery, library etc. There are excellent schools in both the private and public sectors. Mainline trains run regularly to London Liverpool Street Station from Ipswich, with branch line services from Campsea Ash, approx. 7 miles away. Ipswich taking just over the hour. Chancery Lane is in a Conservation Area.



ORCHARD HOUSE - INTERIOR On entering Orchard Cottage there is an area for coats and shoes which opens out into the spacious Kitchen/Dining Room with a stone tiled floor. Newly installed and recently extended the spectacular kitchen has been cleverly designed with a large range of sage coloured shaker style wall, base and full height units with a black granite style worktop and large central island with an oak worktop and breakfast bar. The kitchen has a window overlooking the front garden with an integrated dishwasher, stainless steel sink, double eye-level ovens, ceramic hob and space for an American style fridge/freezer. Accessed through what appear to be double kitchen cupboard doors, is the hidden utility area. This useful space has plenty of room for a washing machine and tumble dryer along with more fitted units and worktop and a Velux window. A stable door opens out into the wooden framed Conservatory which has a stunning apex window to one end with French doors leading to the garden and windows to two sides, a further single door leads out to the side garden approached via a couple of steps. Off the Kitchen is a further door to the Shower Room which comprises; under floor heating, corner shower cubicle with mains fed shower, wash hand basin nestled into a vanity unit and close coupled wc. There is a shelved cupboard which houses the boiler.

The L shaped Sitting Room is dual aspect with a garden view to the side and windows and French doors leading out to the rear patio and secluded sitting area beyond. The Sitting Room benefits from wooden floorboards, a brick-built fireplace with pamment hearth and a wood burning stove. A door leads from the Sitting Room into the second double Bedroom which also overlooks the rear patio area.

Upstairs the Master Bedroom has a range of built-in wardrobe cupboards and a window with a patio view and open playing fields beyond. This has Velux windows and a newly installed electric air conditioning and heating system. A generous landing has a large partly shelved built-in airing cupboard. The newly renovated luxury Bathroom has a shower cubicle, separate bath, wash hand basin with vanity unit below, wc and a modern heated towel rail. A wooden floor runs throughout the upstairs areas and sitting room. This completes this extremely versatile property which would suit a variety of purchasers.



ORCHARD HOUSE - EXTERIOR There is a garage with light and power, up and over door and graveled off-road parking for several vehicles. The garden wraps itself all around the property, to the side is mainly laid to lawn with extensive flower borders, to the front is a green house and further planting, to the side is a patio area and hidden seated area and to the back of the property is a further private seating area. There is an electric car charging point installed.

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

LOCAL AUTHORITY : East Suffolk

Tax Band : D

EPC: E

Postcode : IP13 8JF

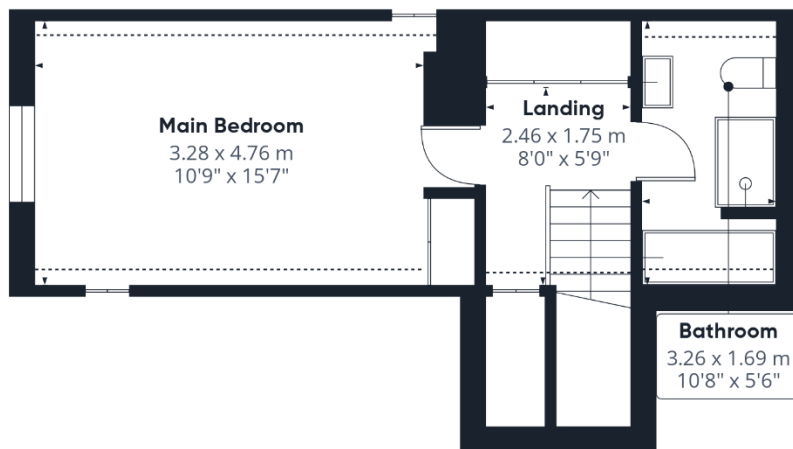
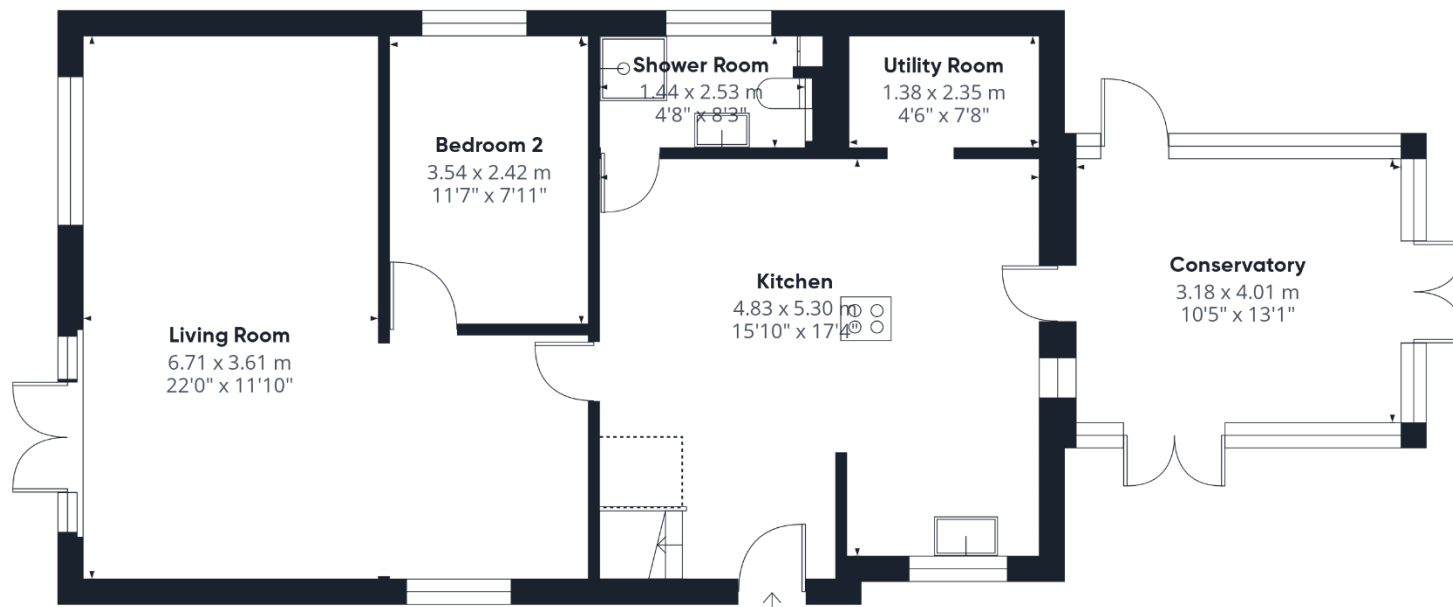
SERVICES Oil fired central heating, mains drainage, water and electricity.

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.







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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