



Cherry Tree Cottage, Hacheston, Suffolk





**Cherry Tree Cottage** is a charming Grade II listed three bedroom property. Carefully renovated and updated by the current owner. Thoughtfully restored with a wealth of period features and a practical layout which flows well for modern living.

**LOCATION** Set in the heart of Hacheston with easy access to the A12 and nearby Wickham Market train station. Only 4 miles from the historic town of 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 pubs and restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station has links via Ipswich train station which offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 15 miles away and is easily accessible by car.





**INTERIOR:** This double fronted semi-detached cottage benefits from side vehicular access through to the rear of the property where there is off road parking for 3 cars and access into the garden and the rear of the house. The house and garden have been well maintained and restored, latch and brace doors and exposed brickwork, wrought iron radiators downstairs and 2 log burners giving it real period charm throughout.

Stepping inside, through the front door, you are welcomed into an entrance hall with access to rooms either side. To the left is the double aspect living room and you are greeted with a wealth of character features, oak beams and a brick fireplace with modern log burner, cast iron radiators, and engineered oak laminate flooring. To the front of the property are the original Crittall windows with secondary double glazing, the windows to the rear are wooden and double glazed and overlook the garden with views beyond.

To the other side of the entrance hall is the kitchen diner. The kitchen is fitted with cream shaker style units and topped with a wood worktop. Fully integrated dish washer and washing machine and space for a full height fridge freezer. Gas hob with electric oven below. Ample room for a dining table and chairs in front of the brick fireplace with a new log burner giving a cosy feel. This double aspect room has a back door with access onto the rear garden and through to the rear lobby with stairs rising to the first floor. Coat hooks and space for shoes with an understairs cupboard housing the gas boiler (just over a year old) and fitted wine rack.

Upstairs there is a pretty hallway with exposed brick on the chimney breast and large airing cupboard and access to the bedrooms. The principal bedroom has good ceiling heights and a window to the front with secondary double glazing. Exposed brickwork to the chimney breast with a large walk-in wardrobe to the side. Space for additional free-standing wardrobes, if required. There is a second double bedroom to the front which is a similar size to the principal and also with exposed brick to the chimney breast, a window to the front with secondary double glazing and good ceiling height. Bedroom 3 is a single room situated at the rear of the property with views over the garden and fields beyond.

The bathroom has a white suite with electric shower over the bath, wash basin and toilet with ladder style heated towel rail and lots of clever storage areas and double-glazed window.



**EXTERIOR** There is a shared driveway to the side of the property with vehicular access to the rear shingled area with parking for 3 cars plus storage, log store and waste treatment plant. A gate gives access directly into the rear garden with a pathway to the back door. This would be the usual access into the property.

Directly outside the rear of the cottage is a patio area with space for seating and outside dining. The rest of the garden is mainly laid to lawn with mature borders to each side. A further small patio area to the back of the garden and a gate through to the parking area. The rear of the parking area is boarded by a small brook.

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

**LOCAL AUTHORITY** East Suffolk

**Tax Band:** C

**EPC:** Exempt

**Postcode:** IP13 0DR

**SERVICES:** Gas fired central heating with wood burner to sitting room and dining room. Mains electricity and water treatment plant.

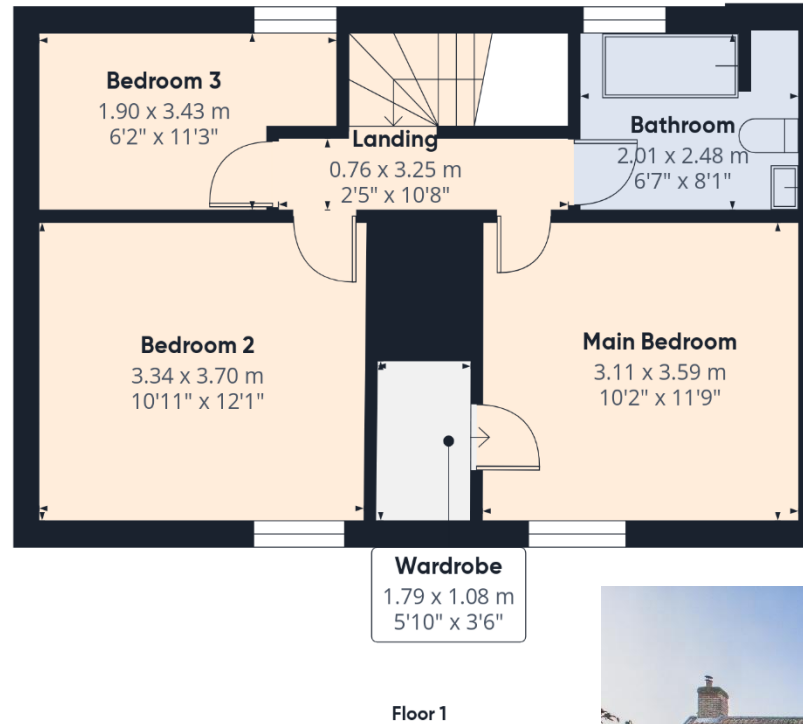
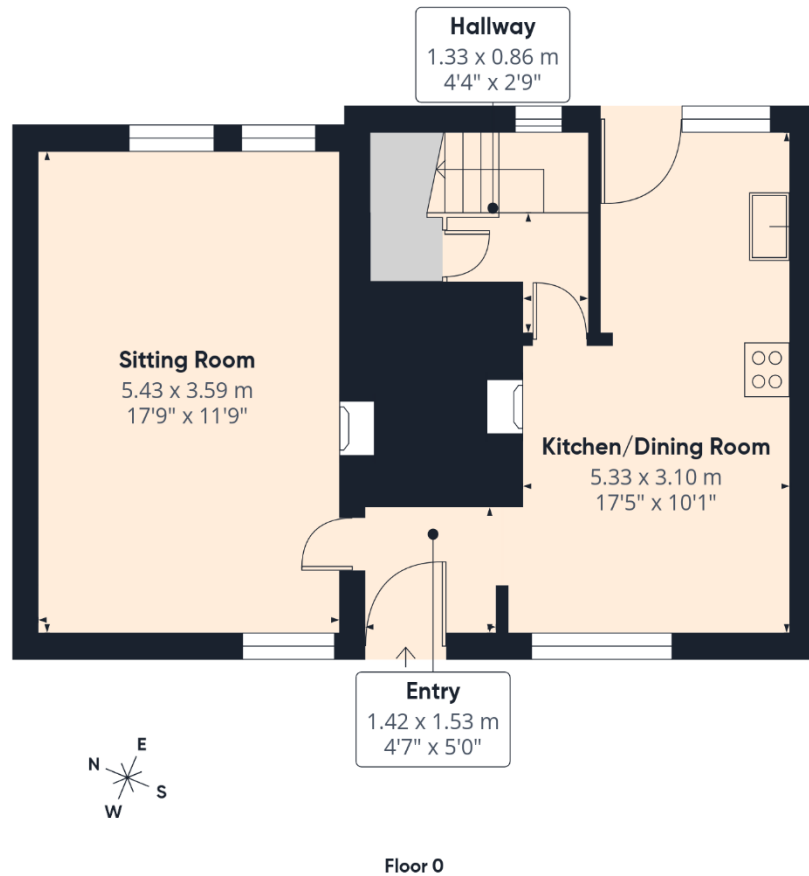
**FIXTURES & FITTINGS:** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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.









**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](mailto:info@huntingfieldestates.co.uk)

T: 01728 724566

[www.huntingfieldestates.co.uk](http://www.huntingfieldestates.co.uk)

