



**Oak Corner, Cretingham, IP13 7BQ**



**welcome to**

## **Oak Corner, Cretingham**

A two bedroom semi-detached bungalow in the heart of Cretingham. Fully renovated throughout, but also being sold with approved planning permission for further extension. Full details of plans and CGI's available from the Framlingham office.

### **Location**

Cretingham is a delightful village in the English county of Suffolk. It is on the River Deben, 2 miles south off the popular A1120 road. Also located only 4 miles from Framlingham and 8 miles from Woodbridge. Added to this, Cretingham has a decent pub, the Bell, and is also host to St Peters Church. It is pleasant to wander through the lanes that connect Cretingham with neighbours Framsdon, Brandeston and Kettleburgh.

### **Accommodation**

#### **Entrance Hall**

Double glazed entrance door into hallway, with carpeted flooring, storage heater and loft access.

#### **Kitchen**

10' 7" x 9' 5" ( 3.23m x 2.87m )  
Brand new fully fitted kitchen with matching base and eye level units and adjoining worktop. Integral electric oven and induction hob, with extractor hood over. Stainless steel sink. Space for washing machine. Two double glazed windows to rear aspect. Airing cupboard.

#### **Living Room**

14' x 12' 2" ( 4.27m x 3.71m )  
Double glazed window to front aspect. Carpeted flooring. Storage heater.

#### **Bedroom One**

12' 8" x 10' 6" ( 3.86m x 3.20m )  
Double glazed window to rear aspect. Carpeted flooring. Storage heater.

#### **Bedroom Two**

9' 4" x 9' ( 2.84m x 2.74m )  
Double glazed window to front aspect. Carpeted flooring. Storage heater.

#### **Bathroom**

Brand new three piece suite comprising of enclosed bath, with part tiled walls, low level WC and vanity wash hand basin. Wall heater. Extractor fan. Obscure double glazed window to rear aspect.

#### **Side Store**

Currently utilised as storage, with potential to convert into a side extension (ask branch for further details). With doors to front and rear access.

#### **Outside Front Garden**

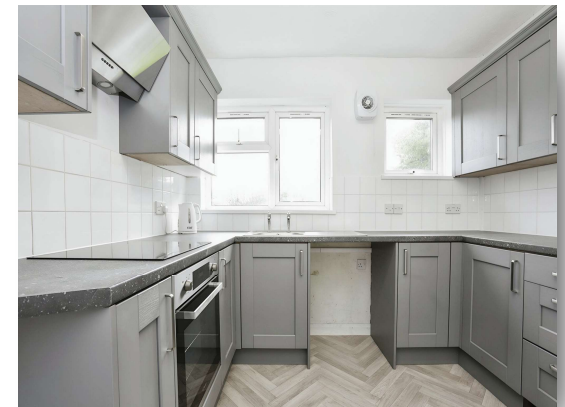
Hedge, wall and fence enclosed. Mainly laid to lawn, with various shrubs and pathway to front door.

#### **Rear Garden**

Hedge, fence and wall enclosed. Mainly laid to lawn with various trees and shrubs along with stone pathway to rear gate leading to residents private parking area.

#### **Agents Note**

Please note all images and drawings relating to the proposed extension have been provided in good faith and independent enquiries should be made by a prospective purchaser to ensure all requirements would be satisfied.





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## **Oak Corner, Cretingham**

- Planning Permission For Extension Granted
- Fully Renovated Throughout
- Large Wraparound Side Plot
- Newly Fitted Kitchen & Bathroom
- Desirable Village Location

Tenure: Freehold EPC Rating: D

**£265,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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