



**Oklahoma, The Street, Ashfield, IP14 6LX**

**welcome to**

## **Oklahoma, The Street, Ashfield**

This delightful cottage offers traditional charm and multi-functional living space, set on a generous plot within the countryside, making it the ideal home for anyone looking to immerse themselves in the peaceful village lifestyle.

### **Location**

The rural village of Ashfield is set in open countryside and has a wonderful community spirit. The village hall holds various events throughout the year including its long running 'Mystery Meal' evening.

Earl Soham is located approximately two miles away and is well serviced with the renowned butchers/village store and cafe John Hutton's. It also benefits from a public house, surgery, church and primary school.

The historic town of Framlingham can be found 6 miles east and Debenham just 3 miles south west. Both offering various shops and amenities including supermarkets, public houses and cafes. Along with an excellent choice of schooling for both primary and high school.

### **Accommodation**

#### **Entrance Hall**

Rear aspect double glazed door, two side aspect double glazed windows with fitted blinds, carpet, under stairs storage cupboard, stairs leading to the first floor and doors to;

#### **Lounge**

19' 9" x 12' 10" ( 6.02m x 3.91m )  
Dual aspect double glazed windows with fitted blinds, brick fireplace housing a wood burning stove, carpet, tv and telephone points, Door to;

#### **Kitchen/ Breakfast Room**

13' 5" x 13' 1" ( 4.09m x 3.99m )  
Dual aspect double glazed windows and rear aspect double glazed french doors leading out into the rear garden. Fitted kitchen with wall and base units, ceramic sink and drainer, one and a half bowls, tiled splash back, wooden work surfaces, Range style cooker with extractor hood, spaces for washing machine and full height American style fridge/freezer. Recessed spot lights and parquet flooring.

#### **Reception Room**

10' 10" x 9' 11" ( 3.30m x 3.02m )  
Front aspect double glazed window with fitted blinds, fireplace and carpet.

#### **Landing**

Carpet and doors to;

#### **Bedroom One**

10' 10" x 9' 7" ( 3.30m x 2.92m )  
Front aspect double glazed window, carpet and two built in storage cupboards.

#### **Bedroom Two**

10' 7" x 12' 3" ( 3.23m x 3.73m )  
Front aspect double glazed window and carpet.

#### **Bedroom Three**

10' 9" x 8' 5" ( 3.28m x 2.57m )  
Rear aspect double glazed window, carpet and fitted double wardrobe.

#### **Bathroom**

Rear aspect double glazed window, wash hand basin in wooden vanity unit, low level flush wc, loft hatch, heated towel rail, extractor fan, part tiled walls, roll top bath with shower over.





### **Outside**

To the front and side of the property is a shingled and hardstanding driveway providing off road parking for multiple vehicles and gated access to the rear garden.

To the rear of the property is paved patio area making this a great spot to relax and dine in throughout the summer months, steps leading up the laid to lawn area with various mature planted flower beds, six garden sheds, vegetable patch and fully enclosed via fencing.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage

**Council Tax Band: C**



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welcome to

## Oklahoma The Street, Ashfield

- Semi-Detached Cottage Situated In A Rural Location
- Modern Kitchen/ Breakfast Room
- Two Spacious Reception Rooms
- Three Bedrooms, Two With Fitted Wardrobes
- Family Bathroom With Roll Top Bath

Tenure: Freehold EPC Rating: E

offers in excess of

**£400,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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