



Carlton Park View, Carlton Road, Carlton, Saxmundham, IP17 2QD



welcome to

Carlton Park View, Carlton Road, Carlton, Saxmundham

****GUIDE PRICE £750,000 - £775,000**** A link detached Barn with flexible accommodation throughout making this property perfect for a range of situations. Found within the desirable village of Kelsale Cum Carlton. We highly recommend a viewing to appreciate the full offerings.

Location

The village of Kelsale Cum Carlton lies North of the market town of Saxmundham and has the amenities of a primary school together with an excellent pub - the Poacher's Pocket. This part of Suffolk is a haven for naturalists, artists and musicians and the attractions of Orford and Aldeburgh lie within convenient reach by car. There are nature reserves nearby including Snape Marshes, RSPB Minsmere and Dunwich Heath. Saxmundham which is about a 1 mile away has a railway station which provides connecting services to London Liverpool Street and the town has a Wednesday market, an excellent range of local shops with galleries and restaurants and Waitrose and Tesco supermarkets.

Entrance Hall

Front aspect wooden door and two double glazed windows, exposed beams, wall mounted lighting, wooden flooring, two built in storage cupboards, one with fitted shelves and the other with a fitted hanging rail. Doors leading to;

Kitchen/ Dining/ Living Area

39' x 19' 8" Max (11.89m x 5.99m Max)

The open plan living area, which could be utilised in a multitude of ways, features floor to ceiling windows and doors opening onto a large terrace perfect for seamless outdoor indoor living.

The bespoke kitchen benefits from base and eye level gloss units with adjoining wooden worktop. A featured breakfast bar, stainless steel sink and drainer, butchers block island, American style fridge/freezer, integrated appliances including dishwasher, under counter fridge and freezer, electric oven with ceramic hob and extractor fan. Vaulted ceiling with exposed beams, telephone point and access to the utility room.

The dining space sits conveniently between the kitchen and living space, and has the benefit of a double glazed french doors leading out onto the patio area.

The living space boasts from a large floor to ceiling window with wooden shutters overlooking the garden and field views, log burning stove with a tiled hearth, vaulted ceiling with exposed beams, side aspect double glazed window and french doors.

Utility

10' 9" x 5' 3" (3.28m x 1.60m)

Fitted base and eye level gloss units with adjoining wooden worktop, stainless steel sink and drainer, plumbing for a washing machine, extractor fan, vaulted ceiling, loft hatch and wall mounted lighting. Doors leading to;

Cloakroom

Side aspect double glazed window, low level flush wc, wash hand basin in vanity unit with tiled splash back and extractor fan.

Snug

17' 3" x 9' 11" (5.26m x 3.02m)

Side aspect double glazed windows and french doors leading out onto the paved patio area, wall mounted lighting, feature fireplace housing an electric fire, loft hatch.

Study

17' 7" x 7' 2" (5.36m x 2.18m)

Two side aspect double glazed windows and skylights, vaulted ceiling with exposed beams.





Bedroom One

16' 7" x 12' 6" (5.05m x 3.81m)

Two front aspect double glazed windows, side aspect double glazed french doors leading out onto the paved patio area, carpet, tv point, double fitted wardrobe and door to;

En-Suite

Dual aspect double glazed windows, panelled bath with tiled splash back, corner shower cubicle with fully plumbed shower, low level flush wc, wash hand basin in vanity unit, heated towel rail, tiled flooring and extractor fan.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

Rear aspect double glazed window, side aspect double glazed floor to ceiling window, vaulted ceiling and carpet.

Bedroom Three

11' 7" x 9' 7" (3.53m x 2.92m)

Front aspect double glazed window, side aspect double glazed floor to ceiling window, vaulted ceiling and carpet.

Bathroom

Skylight window, panelled bath with mixer taps and shower attachment, low level flush wc and wash hand basin in vanity units, wall mounted lighting, vaulted ceiling with exposed beams, exposed shower cubicle with fully plumbed shower part tiled walls, heated towel rail and tiled flooring.

Front Garden

Access via a shared entrance driveway, leading onto gravelled area for off road parking for up to eight cars. Outside lighting, mature planted flower beds, log and bin store. Garden shed with shelving. Large shed with single glazed windows, work bench, shelving, power and light.

Rear Garden

The garden benefits from a wealth of different patio areas to best enjoy the stunning views and matured gardens. Beautifully kept mature shrubs, trees and plants throughout, along with a natural pond. Access to the large summer house.

Summer House

24' x 10' (7.32m x 3.05m)

Dual aspect single glazed windows, two doors, with power and light.

Services

Mains Electricity
Mains Water
Mains Drainage
Air Source Heating

Council Tax Band: F



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Carlton Park View, Carlton Road, Carlton, Saxmundham

- Guide Price £750,000 - £775,000
- Light & Airy Open Plan Living Space
- Ability To Walk Into Carlton & Saxmundham Using Only Footpaths
- Master Bedroom With En-Suite And Two Further Good Sized Bedrooms
- Snug And Study Which Can Be Converted Into Additional Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£750,000 - £775,000



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