



IVY COTTAGE
THE STREET, CRATFIELD, IP19 0BP



Located in the charming village of Cratfield, this four-bedroom detached home is a fantastic family property with a focus on eco-friendly living. It features ample off-road parking and a sunny south-facing garden. With lovely views of the fields behind, this home is one to view!

As you enter the property through the side access from the driveway, you find yourself in the porch, which leads into the utility room. This space offers extra worktop area and includes a convenient WC equipped with a basin and toilet and shower. Next, you'll come to a spacious kitchen and dining room featuring charming pamment tiled flooring. With dual aspect views there is plenty of natural light and you can enjoy delightful views of the garden and the surrounding field. A large walk-in pantry adds practicality, while an exposed brick fireplace adds character to the room. Adjacent to the kitchen, the sitting room is another generous size reception room, highlighted by a fireplace that acts as the room's focal point. Double doors open to the rear garden, seamlessly connecting the indoor space with the outdoor area. Finally, off the sitting room, you'll discover a versatile playroom or study, complete with stairs leading to the first floor. Ascending to the first floor, you'll find a spacious landing area that provides access to all the upstairs rooms. The master bedroom offers views over the garden, complete with the convenience of built-in wardrobes and an ensuite shower room, which includes a shower, a basin, and a toilet. Adjacent to the master suite is another generously sized double bedroom, also featuring built-in wardrobes and its own ensuite bathroom. Bedrooms three and four are equally spacious double rooms, each with delightful views of the garden. The family bathroom is well-appointed, featuring a bath with a shower overhead, a basin, and a toilet. Outside, the property is approached via a gate from The Street, leading to a gravel driveway that offers parking for approximately six vehicles. The garden surrounds the home, with a patio area to the rear. With a south-facing orientation, the rear garden basks in sunlight throughout the day, creating a bright and welcoming outdoor environment.

SERVICES MAINS WATER AND ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF AN AIR SOURCE HEAT PUMP TO THE RADIATORS AND HOT WATER SYSTEMS. ON THE REAR ASPECT OF THE PROPERTY THERE ARE 14 SOLAR PANELS. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: EAST SUFFOLK COUNCIL - E
EPC - B

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

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FLOOR PLAN



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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