



1 RED HOUSE FARM COTTAGE

PIXEY GREEN, STRADBROKE, IP21 5NJ



Located in a delightful rural setting, yet conveniently close to the well-served village of Fressingfield is this charming semi-detached house

Entering the property via the conservatory there are views over the rear garden. This bright space provides access to both the hallway and the kitchen creating a natural flow.

The cottage style kitchen has a range of units complemented by a wooden worktops, a classic butler sink, and a characterful exposed chimney breast, oil fired Rayburn, electric hob and oven. Off the kitchen is a small cloak area and access to a utility area with space for a washing machine, fridge freezer, and the oil fired boiler. There is a well appointed bathroom which has a three-piece suite with a shower over the bath.

The sitting room exudes character with its open red brick fireplace, wooden floorboards, and charming exposed ceiling timbers, creating a warm and inviting atmosphere.

On the first floor a small landing area leads to double bedrooms one and two. At the end of a short corridor is a large built-in storage cupboard and a door opening to a staircase which rises to the second floor, and at the top of which is a

door to the third double bedroom.

Outside, the property offers a shingled driveway to the front, providing ample parking, with herbaceous borders and a red brick wall and gate.

The enchanting rear garden faces south/west. This truly is a highlight, featuring a generous lawn, a brick-built outbuilding with lighting and power, a paved pathway and terrace overlooking the fields and a substantial workshop also with light and power. Adding further appeal is a timber-built studio/guest suite complete with a wood-burning stove, oil central heating, and its own bathroom, including a bath with shower attachment, WC, and wash hand basin-perfect for guests or a home office.

SERVICES

Oil fired central heating. Drainage via septic tank. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council and Tax Band A

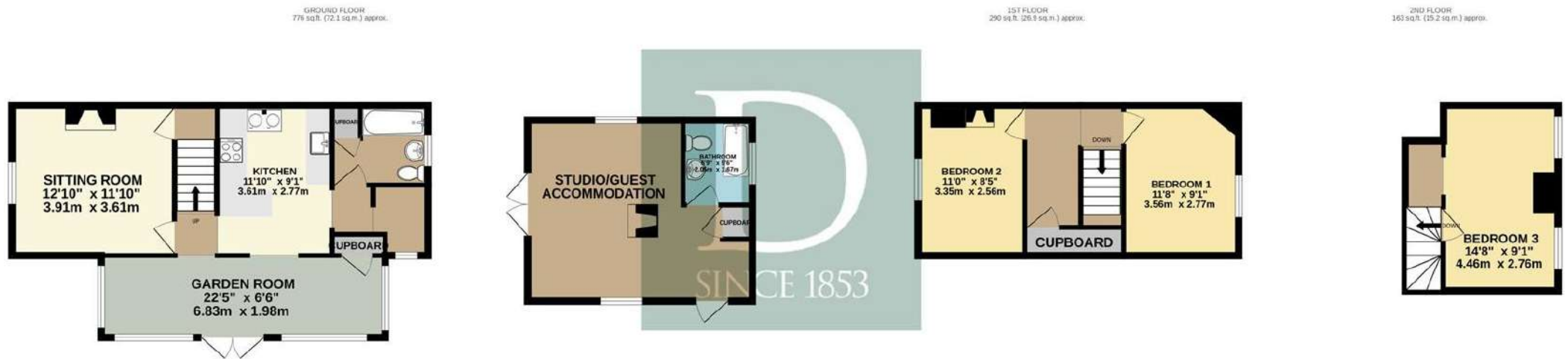








FLOOR PLAN



TOTAL FLOOR AREA : 1230 sq.ft. (114.2 sq.m.) approx.

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