

*A three bedroom detached bungalow presented to a particularly high standard, situated in a lovely position within the village of Cratfield.*

OIEO  
£425,000 Freehold  
Ref: P7730/C

3 School Corner  
Cratfield  
Suffolk  
IP19 0BN



Porch, hallway, sitting/dining room, conservatory, recently refitted kitchen, three bedrooms, bathroom and shower room.

Off-road parking, attached garage and landscaped front and rear gardens.

In all 0.17 acres.

Contact Us



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## Location

The property is situated off a small track, close to the centre of the village of Cratfield. Directly from the property there is access to a footpath over the neighbouring fields and countryside. There is excellent community spirit within the village with the hall offering pub nights and other events. Within 3 miles is the village of Laxfield. Here there are two public houses, a Co-op store, hardware store and a primary school. Halesworth is approximately 7 miles away and provides independent shops, public houses, restaurants, a doctors, vets and a supermarket. It has a thriving centre of arts for the community, The Cut, which is used as a theatre and cinema, as well as for exhibitions and workshops. Halesworth offers railway links to London's Liverpool Street via Ipswich. Diss is 16 miles away from the property and offers railway links to Norwich and London, as well as having Tesco, Morrison and Aldi supermarkets. The historic market town of Framlingham, which has well regarded state and public schools is 10 miles. The heritage coastline of Suffolk with lovely beaches of Southwold and Walberswick is about a 20 minute drive.

## Description

The property is believed to have been constructed in the mid-1980s of brick and block construction under a tiled roof. It is in particularly good order and the vendors have recently replaced the kitchen and updated the bathroom. In addition, the UPVC windows were replaced in 2018. There are landscaped gardens to the front and rear and a driveway for several vehicles leading to an attached garage.

A UPVC front door leads into a porch which has doors, flanked on both sides by windows opening to the hallway. This has a hatch to the roof space, an airing cupboard with hot water cylinder and doors to the reception rooms, kitchen, bedrooms and bathrooms. The sitting/dining room is particularly spacious. It has a window to the front of the property and French doors and windows open into the conservatory. In addition is a gas-fired stove. The conservatory is of UPVC construction under a polycarbonate roof and enjoys wall to wall windows overlooking the rear garden. In addition is a door to the exterior. The kitchen was renewed in 2022 and is fitted with a stylish range of high and low-level wall units with a double oven, one of which is a combi microwave oven. In addition is space and plumbing for a washing machine, a water softener, a one and a half bowl stainless steel sink with drainer taps and drinking water tap. There are also four halogen hobs and extractor fan above and an integrated fridge freezer. There is also a double pantry cupboard as well as a breakfast bar. In addition is LED lighting, under unit lighting and plinth lighting. There is a window to the rear overlooking the garden and an exterior door.

The bungalow has three bedrooms. The principal bedroom is a good size double with a window overlooking the rear garden. Bedrooms two and three can be used as doubles with one having a window to the front of the property and one to the rear. The third bedroom also has a built-in wardrobe. All have LVT flooring that was fitted during 2025.

The bathroom was refitted in 2020 and has a bath, WC, handwash basin with drawers and cupboards below, a mirror with lighting and an electric toothbrush charger. It is fully tiled and has a window with obscured glazing. There is a towel radiator and a wall mounted fan heater. Adjacent to this is a shower room which is fully tiled and has a shower, WC, handwash basin with cupboard below, towel radiator and fan heater.

## Outside

The property is approached via the small track to the front of the property by a brick paved driveway which provides ample parking for a least four vehicles. This leads to the attached garage which has an up and over door to the front. It measure approximately 16' x 8' and has a window to the side and personnel door to the rear.

The front garden has been landscaped and is laid to grass with mature beds as well as fruit trees and a fruiting hedge. The rear garden can be accessed via either side of the bungalow where there is an open store, a small vegetable patch, patio areas and a main rear garden which is again laid to grass with beds, a greenhouse and a small shed. The rear garden is enclosed by fencing and hedging. In all, the plot extends to approximately 0.17 acres.











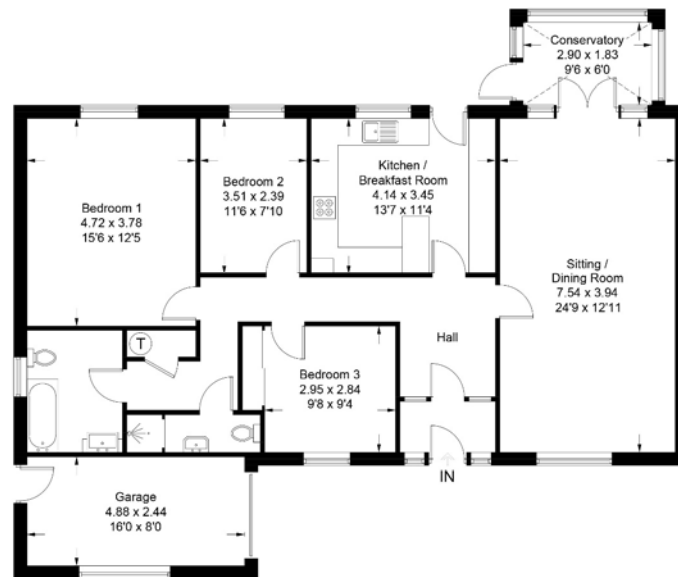






### 3 School Corner, Cratfield

Approximate Gross Internal Area = 125.0 sq m / 1342 sq ft  
(Including Garage)



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage and electricity. Oil-fired central heating system with bottled gas for the stove in the sitting/dining room.

**Broadband** To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage> - we are informed that the broadband is supplied by Fram Broadband and on average the download speed is approximately 65 mbps.

**Mobile Phones** To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = D (Copy available from the agents upon request).

**Council Tax** Band D; £2,159.78 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

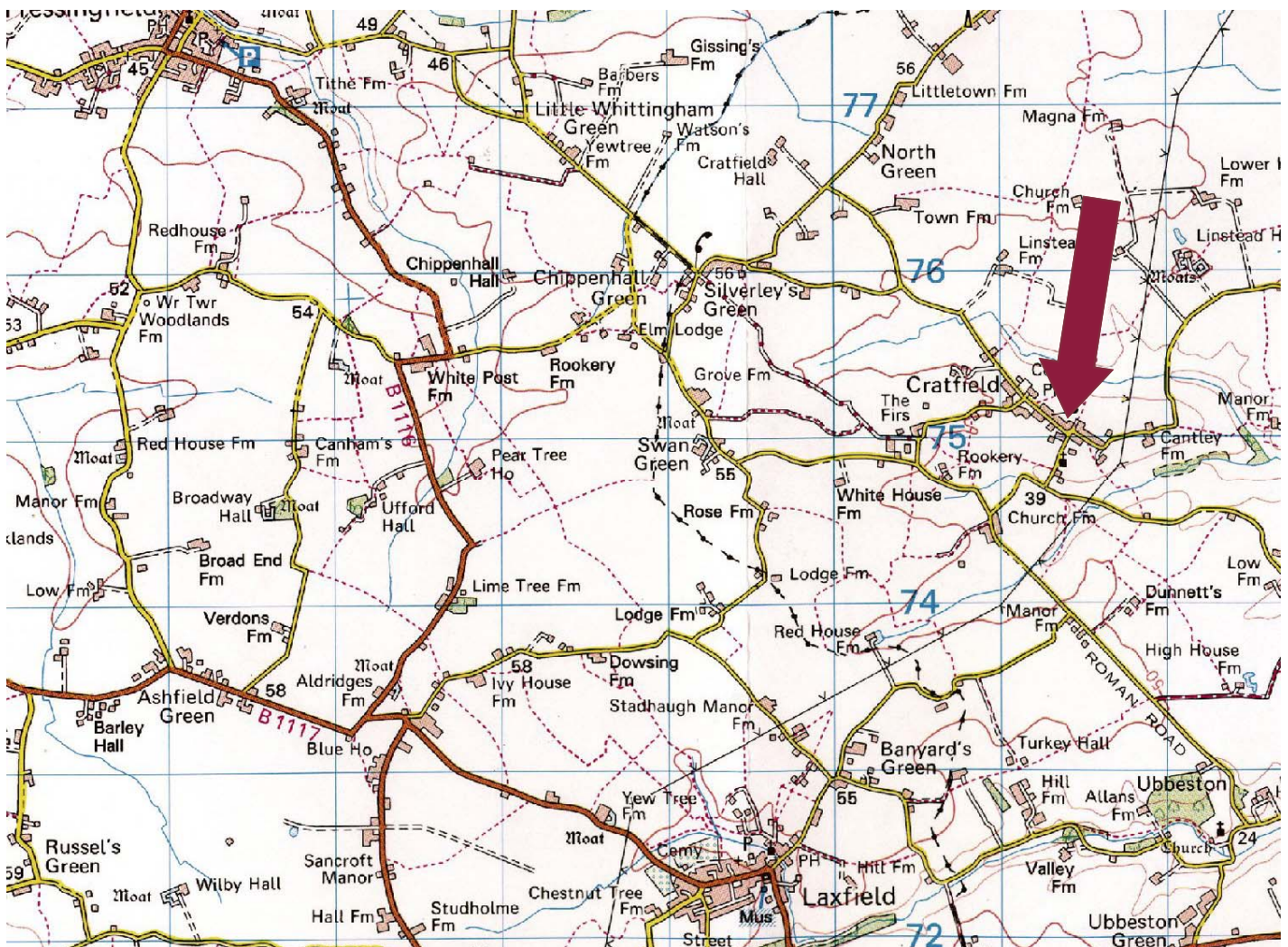
4. The property sale is being managed for the vendors by The New Homes Group (TNHG). When Clarke and Simpson receive an offer on the property and have qualified the buying position, all the details will then be passed on to TNHG who will manage the proceedings moving forward. Should an offer be accepted by TNHG, they generally expect exchange of contracts within 28 days. Please note that the vendors have a new build property, which is complete, to move straight into. By viewing the property and offering, the agents have assumed that interested parties are content for their details to be passed to TNHG.

**October 2025**

## Directions

From the centre of Laxfield with the Co-op store on your left, take the next left hand turn. Proceed past the turning on the left to Low House and up the hill taking the second road on the left (almost straight on) signposted to Cratfield. Continue for just over a mile. At the T-junction turn left then take the right hand turn (by Church Farm). After a sharp corner, take the left and continue up the hill passing Cratfield Church on the right hand side. At the T-junction turn right and immediately left onto the private track. 3 School Cottage is the first bungalow on the left hand side.

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