

A three bedroom single-storey 1930s dwelling located in the centre of the village of Hacheston, a short distance from Wickham Market and the popular town of Framlingham

Guide Price
£395,000 Freehold
Ref: P6501/B

Orchard Place
The Street
Hacheston
Suffolk
IP13 0DR



Entrance hall, sitting/dining room, kitchen/breakfast room, lean-to conservatory, cloakroom, inner hall/bedroom four, three further bedrooms and a family bathroom.

Enclosed garden to rear.

Off-road parking for several vehicles.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

Orchard Place is located in Hacheston, almost equidistant between the market town of Framlingham and the popular village of Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities and primary schools, with Framlingham also having a secondary school, Thomas Mills High School, and Framlingham College. Hacheston itself is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The picturesque village of Easton, with its popular pub, The White Horse, is a pleasant bike ride/walk from the property. The Heritage Coast is approximately 10 miles away, with Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within 7 miles, while the county town of Ipswich lies about 15 miles to the south-west and offers frequent mainline railway services to London's Liverpool Street.

Description

Orchard Place is a detached single-storey dwelling with rendered elevations and a flat roof, which was built in the 1930s and oozes contemporary design and charm. It has spacious and well laid out accommodation, benefitting from the high ceilings and light rooms typical of properties of this era. The accommodation comprises two/three reception rooms, three bedrooms, a family bathroom, cloakroom and kitchen/breakfast room with a bespoke kitchen by James Hardy. To the rear is an enclosed garden that is mainly laid to lawn with a summerhouse and paved terrace. Being individually built and designed, the property has a quirky feel to it, although could not benefit from some modernisation.

The Accommodation

The House

Ground Floor

A glazed panelled front door with picture windows to side and above opens to the

Entrance Hall

Original features including high ceilings, curved archways and picture rails. Built-in double coat cupboard with cupboard above. Further single cupboard with shelving and high-level cupboard above. Radiators. A door leads off to the

Sitting/Dining Room 20' x 13' (6.10m x 3.96m) and 12'9 x 10'7 (3.89m x 3.23m)

A large dual-aspect room with bay window to the rear with French doors leading out to the terrace. Yorkstone fireplace with open grate and mantel above. An archway separates the sitting room from the dining area, which is currently used as a library and has a stunning range of hand-built fitted oak bookshelves with cupboards, creating the perfect space from which to work from home. In the corner of the room is a window which looks out to the side and rear. Picture rails, radiators and wall-mounted lighting.





Kitchen/Breakfast Room 14'4 x 10' (4.37m x 3.05m)

Windows to side and rear. Matching range of hand-built wall and base units with tiled worktops incorporating a one and a half bowl ceramic single drainer sink unit with mixer tap over and tiled splashbacks. Space and plumbing for dishwasher. Four-ring gas hob with extractor hood over and low level electric double oven under. Built-in larder cupboard with wine store above. Radiator and ceramic tiled flooring. Hatch to loft space and French doors opening to the



Lean-to Conservatory 12' x 10' (3.66m x 3.05m)

Of timber-framed construction with polycarbonate roof, exposed floorboards, windows to three sides and French style doors to garden.



A door from the hall leads off to

Bedroom One 13' x 11' (3.96m x 3.35m)

Window to side. High ceiling with picture rail and fan-light above the door. Built in pine wardrobes with hanging rail, shelving and cupboard above. Radiator.



Bedroom Two 12'7 x 9'3 (3.84m x 2.82m)

A double room with window to side and mezzanine floor utilised as a study area with storage areas. Further cupboard with hanging rail and shelved storage.



From the entrance hall, there is also a door to a

Inner Hallway/Reception Room/Bedroom Four 13'6 x 9' (4.11m x 2.74m)

Door to rear lobby and windows to front and side. Built-in double cupboard containing gas-fired boiler with water cylinder above and slatted shelving. Further cupboard with shelving. A door from the inner hallway/reception room/bedroom four opens to



Bedroom Three 8'5 x 8'3 (2.57m x 2.51m)

A single bedroom with window to front, radiator and built-in wardrobe with hanging rail, cupboard over and drawer below.

A door from the entrance hall leads to the

Bathroom

Window to side. Bath with ornate mixer tap over, electric shower over with tiled surround, close coupled WC, and pedestal hand wash basin with tiled splashback. Radiator and chrome heated towel radiator. Wall-mounted electric Dimplex heater and built-in cupboard with shelving.

Cloakroom/Utility Cupboard

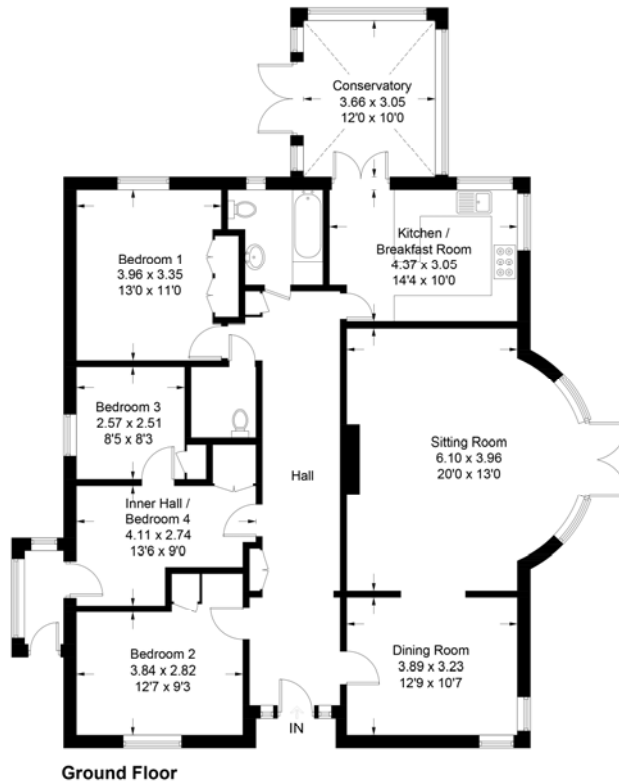
Space and plumbing for washing machine and dryer, with a low level WC and shelf above.

Outside

Orchard Place is approached via a shared driveway to the front which leads to a private driveway to the side of the property that provides off-road parking for several vehicles. From here, access can be gained to the rear garden, which is mainly laid to lawn and enclosed by close-boarded fencing and hedging. There is a timber summerhouse that is hexagonal in shape and has doors and windows to the front with a storage area above. Range of established flower beds and shrub borders. Immediately to the rear of the property, French doors lead from the bay window in the sitting room out to a concrete terrace, with steps leading down to the lawn.



Orchard Place, Hacheston
Approximate Gross Internal Area = 148 sq m / 1593 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, gas and electricity. Private drainage system and water treatment plant.

Council Tax Band E; £2,179.64 payable per annum 2020/2021.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

NOTES

- These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents 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
- Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

Energy Performance Certificate

Orchard Place, The Street, Hacheston, WOODBRIDGE, IP13 0DR

Dwelling type: Detached bungalow Reference number: 8650-7121-6420-4240-2292
 Date of assessment: 10 September 2020 Type of assessment: RdSAP existing dwelling
 Date of certificate: 12 September 2020 Total floor area: 117 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,305
Over 3 years you could save	£ 2,031

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 255 over 3 years	
Heating	£ 3,546 over 3 years	£ 1,767 over 3 years	
Hot Water	£ 408 over 3 years	£ 252 over 3 years	
Totals	£ 4,305	£ 2,274	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	52	
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

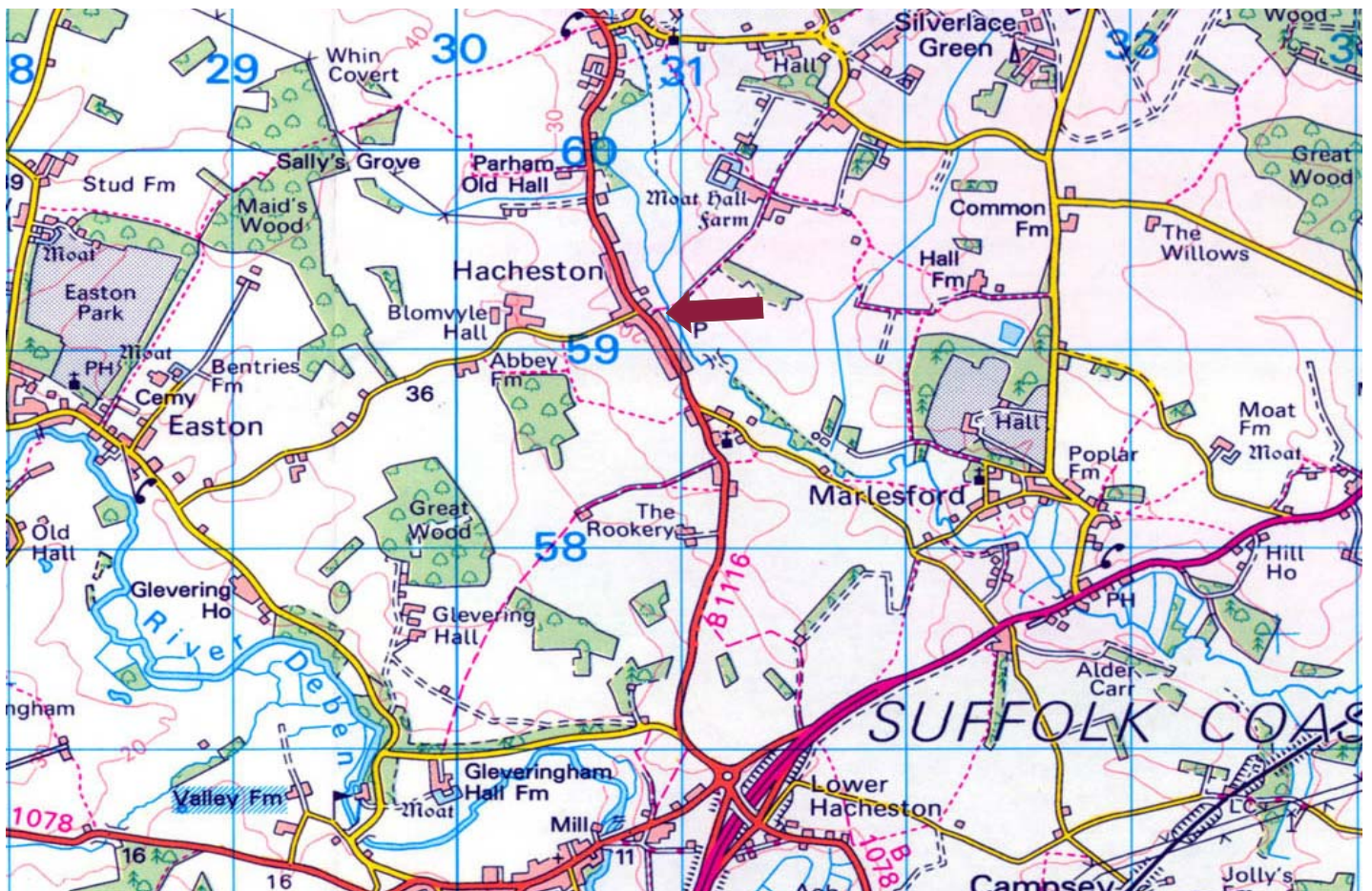
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,233
2 Cavity wall insulation	£500 - £1,500	£ 348
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 222

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Directions

Leaving Framlingham in the direction of Wickham Market, continue along the B1116 through the village of Parham and into Hacheston. Continue through the village where you will find a turning on your right signposted to Easton. Drive past this and take the turning into the driveway on the left that leads to Orchard Place, The Nook and Long Covert.



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