

EST.  1993

JENNIE JONES

ESTATE AGENTS



1 Peak Hill Cottages, Theberton, Suffolk, IP16 4TQ.

GUIDE PRICE

£625,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; LIVING ROOM; KITCHEN/BREAKFAST ROOM; DINING ROOM; SITTING ROOM; CLOAKROOM
LANDING; FOUR FIRST FLOOR BEDROOMS; FAMILY BATHROOM; FAMILY SHOWER ROOM;
SPACIOUS OUTBUILDING/STUDIO/OFFICE; LARGE GARDEN.**

NO ONWARD CHAIN.

THE PROPERTY

An attractive detached period property with an abundance of character and charm, set in a large garden in a semi-rural location. The property benefits from light and airy accommodation, double glazing to most windows, oil fired central heating, a wealth of exposed timber beams, studwork and brick walls and a useful outbuilding. A front entrance door beneath a storm porch opens to the entrance hall with window to the front, stairs to the first floor, radiator, understairs recess and quarry tiled flooring. The living room has two windows to one side and two windows and a door to the other. There are a number of exposed timbers, an attractive inglenook fireplace housing a wood burning stove, alcove to one side of the fireplace and a cupboard to the other side and four radiators. A door opens to the kitchen with a window to the side and rear and a glazed exterior door. The kitchen has a good range of base and wall mounted units with work surfaces over and tiled splash backs. There is a 1½bowl sink with mixer tap, built in oven, inset hob with extractor over, integrated dishwasher and washing machine, space for fridge/freezer, radiator and central island with storage and work surface. The cloakroom has a window to the rear aspect, radiator, toilet and washbasin. A wide opening from the kitchen gives access to the dining area with window to the rear, feature brick wall, radiator and a further opening to the sitting room. The sitting room has a door with windows to each side that opens to the garden and a bay window to the front. There are two radiators and exposed wall and ceiling timbers. Stairs from the entrance hall lead to the landing with a window to the front two radiators, loft access hatch and doors to the bedrooms. Bedroom one has two windows to the front and one to the side, exposed timbers, a part sloping ceiling and a radiator. The second bedroom has a window to the rear, two storage cupboards and a radiator. Bedroom three has a window to the side, radiator and loft access hatch. The fourth bedroom has a window to the side and radiator. Just off the landing is an inner lobby with built in shelved airing cupboard housing the hot water cylinder and doors to the bathroom and shower room. The bathroom has a Velux window and a suite comprising a bath with shower over and glass screen, vanity style wash basin, toilet, radiator and ample tiling. The shower room has two Velux windows, shower cubicle, vanity style wash basin, toilet storage cupboard and radiator. The property sits within a good size garden which is mainly lawn with a number of mature shrubs and some fruit trees. There is a very useful outbuilding with power and lighting connected, which could be used as a workshop/studio or home office and a timber garden shed.

To appreciate the accommodation, charm and character, early viewing is strongly recommended.

LOCATION

Theberton is a sought after village which lies within convenient reach by car of the well served market town of Saxmundham which benefits from a Waitrose and Tesco supermarket, an excellent range of local shops and a railway station which provides direct and connecting services to London Liverpool Street Station. For those with leisure interests in mind here are golf courses at Aldeburgh and Thorpeness, and nature reserves at nearby Minsmere and Havergate Island at Orford. The world famous Snape Maltings Concert Hall is home to the internationally renowned Aldeburgh festival and lies within convenient reach by car.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: = n/a

SERVICES:

We understand that mains water and electricity are connected. Drainage by private system. Heating by oil fired boiler..

TENURE: Freehold

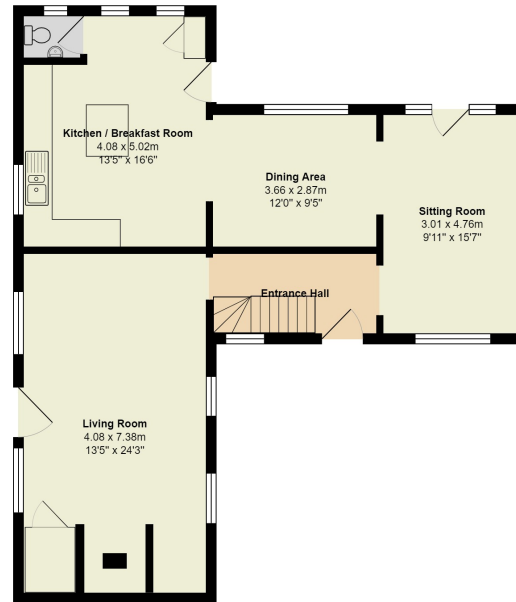
VIEWING

By appointment through Jennie Jones Estate Agents:

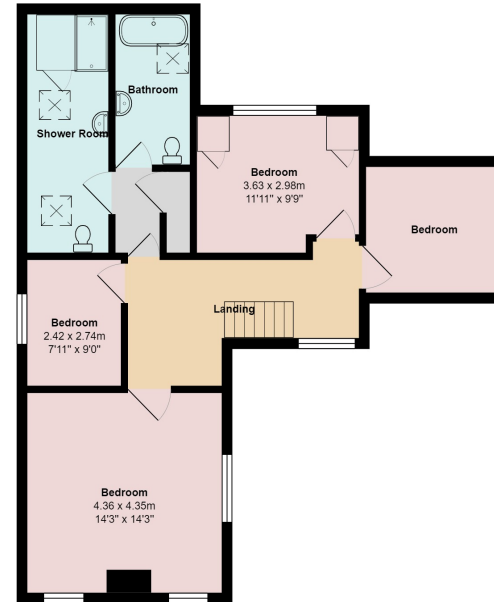
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = E

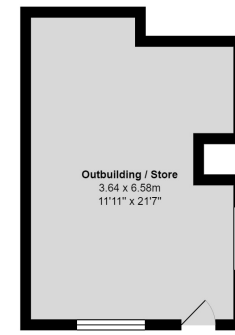
AGENTS NOTE: Furniture, fixtures and fittings are available to purchase under separate negotiation.



Ground Floor
Area: 84.5 m² ... 910 ft²



First Floor
Area: 77.0 m² ... 829 ft²



Outbuilding
Area: 27.4 m² ... 295 ft²

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









