



Badingham, Suffolk

Offers In Excess Of £490,000

- Village Location
- Double Glazing
- Superb Fitted Kitchen
- Wealth of Charm
- Garage & Studio
- Wood Burner
- Oil Central Heating
- Private Garden
- EPC - E

Mill Road, Badingham

A delightful semi-detached cottage situated at the edge of the popular East Suffolk village of Badingham, home to St Johns Church and the White Horse Public House. Badingham lies about 4 miles north of the market town of Framlingham, which can be traced to an entry in the Domesday Book (1086). The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has a railway station and connects to the A12 and the Suffolk Heritage Coast.



Council Tax Band: C



DESCRIPTION

A delightful and spacious semi-detached cottage of rendered and colour washed elevation below pantile covered roofs with well-presented accommodation, double glazing and oil-fired central heating. The cottage is set back from the road with off-street parking for two vehicles in front of the single garage. A gate opens to the garden and foot path to the entrance door and hallway off which is a cloakroom and utility room. A stylish fitted kitchen/breakfast room overlooks the front and rear gardens. A hallway with a front entrance door leads to the large sitting/dining room with wood burning stove and French doors opening to the secluded cottage garden. On the first floor are three well-proportioned bedrooms, with the principal bedroom having an ensuite bathroom. A family bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Latch doors open to:

CLOAKROOM

White suite comprising wall hung hand basin and W.C.

UTILITY ROOM

Oil central heating boiler. Storage cupboards. Plumbing for washing machine.

KITCHEN/BREAKFAST ROOM

Fitted with Shaker style base and wall cupboards with curved corner cupboard doors and polished stonework surfaces, tiled surrounds and enamel single drainer sink unit with mixer tap. Induction hob with cooker hood and two ovens. Windows overlooking front and rear gardens. Amtico flooring.

HALLWAY

Front entrance door. Amtico flooring. Staircase to first floor with storage cupboard below. Latch door to:

SITTING/DINING ROOM

A large reception room with exposed ceiling timbers. Window overlooking the front garden and attractive recessed fireplace with wood burning stove. French doors open to the patio and garden.

FIRST FLOOR

Fitted carpets throughout.

LANDING

Window to rear elevation.

BEDROOM

Run of extensive fitted wardrobes. Window to front elevation. Large capacity immersion tank.

ENSUITE BATHROOM

White suite comprising double end bath with central mixer tap. Tiled shower cubicle, heated towel rail, hand basin with storage below and W.C. Opaque window.

BEDROOM

Spacious light room. Two windows overlooking the garden and Velux roof window. Access to loft space.

BEDROOM

Window to front elevation. Fitted wardrobe and further recess with access to storage cupboard (forming a flying freehold over the adjoining cottage)

BATHROOM

White suite comprising panel bath with mixer tap/shower, hand basin and W.C. Wall tiling. Opaque window to front elevation.

EXTERIOR

Pretty woodland garden with a wide range of small trees and shrubs in carefully planted borders. Lawned area. Raised bed for vegetables. Useful shed for garden storage. Art studio with power that could also be a home office. Patio area outside sitting/dining room.

TENURE

Freehold (small element of flying freehold as noted in the text)

OUTGOINGS

Council Tax Band currently C

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENT

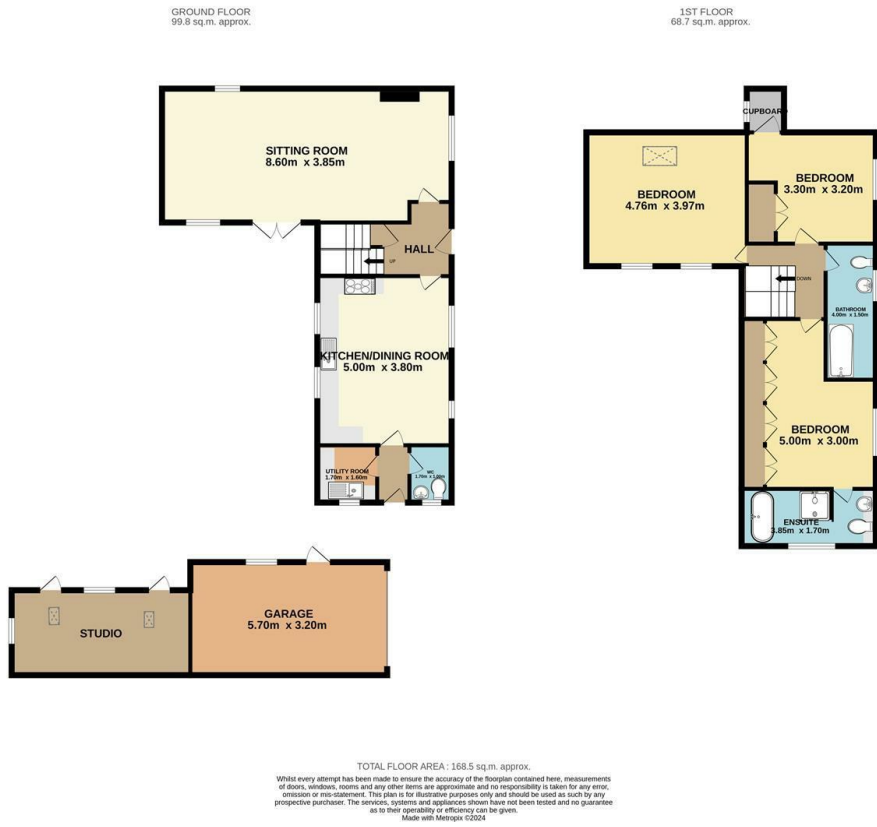
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20479/RDB.

FIXTURES AND FITTINGS

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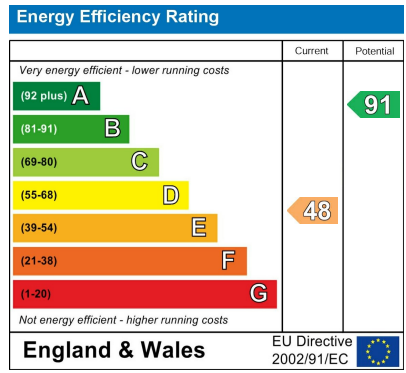


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com