



The Old School
Sedge Fen, Suffolk IP27 9LG
Offers Over £650,000

shires
residential

An impressive detached family home located within a rural location in Sedge Fen with far reaching field views to the rear. The property sits within a plot of approximately one acre (STS), and a viewing is highly recommended. The property has been extensively re-furnished by the current owners over the last three years and has many fine features including the impressive triple garage block and multiple car parking. The Old School has accommodation comprising a triple aspect lounge, a large kitchen breakfast dining room, four double bedrooms, three of which have en-suite. There is a further family bathroom and separate cloakroom. Viewings are strongly advised.

Entrance door via storm porch to the impressive large entrance hall.

IMPRESSIVE LARGE ENTRANCE HALL

Stairs leading to first floor. Under stairs storage area. Karndean flooring. Radiators. Storage cupboards and airing cupboard.

CLOAKROOM

New two piece suite and vertical chrome radiator. Double glazed opaque window.

BATHROOM

13'8 x 6'7 (4.17m x 2.01m)

An impressive four piece suite with oversized shower cubicle and shower unit. Double ended bath. Pedestal wash hand basin. WC. Half tiled walls. Single radiator. Double glazed opaque window.

GROUND FLOOR BEDROOM

Dual aspect windows to front and side. Single radiator. Karndean flooring.

GROUND FLOOR PRINCIPLE BEDROOM

Dual aspect windows to side and rear overlooking fields. Radiator. Wood effect flooring. Door to the en-suite.

EN-SUITE

Half tiled walls. Extractor fan. Close couple WC. Pedestal wash hand basin. Tiled shower cubicle. Extractor fan.

KITCHEN DINER

22' x 20'4 (6.71m x 6.20m)

The dining area has double glazed window to rear. Radiator.

The main kitchen area has an impressive range of wall and base units with integrated appliances including AEG double oven and five ring induction hob. Bosch dishwasher. Franke sink unit. Full height fridge. Central island with storage. All units and the island have Quartz work surfaces. Double glazed window to rear and double glazed opening doors to the rear garden.

LOUNGE

With impressive fire place and log burner. Triple aspect windows. Laminate flooring. Radiator.





UTILITY ROOM

11'4 x 10'7 (3.45m x 3.23m)

A new fuse box. Double glazed window. Range of wall and base units. Sink unit and door to outside.

FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM

Dormer window. Radiator. Access to loft area. Door to en-suite.

EN-SUITE

Three piece suite with tiled floor. Close couple WC. Pedestal wash hand basin. Tiled shower cubicle.

BEDROOM

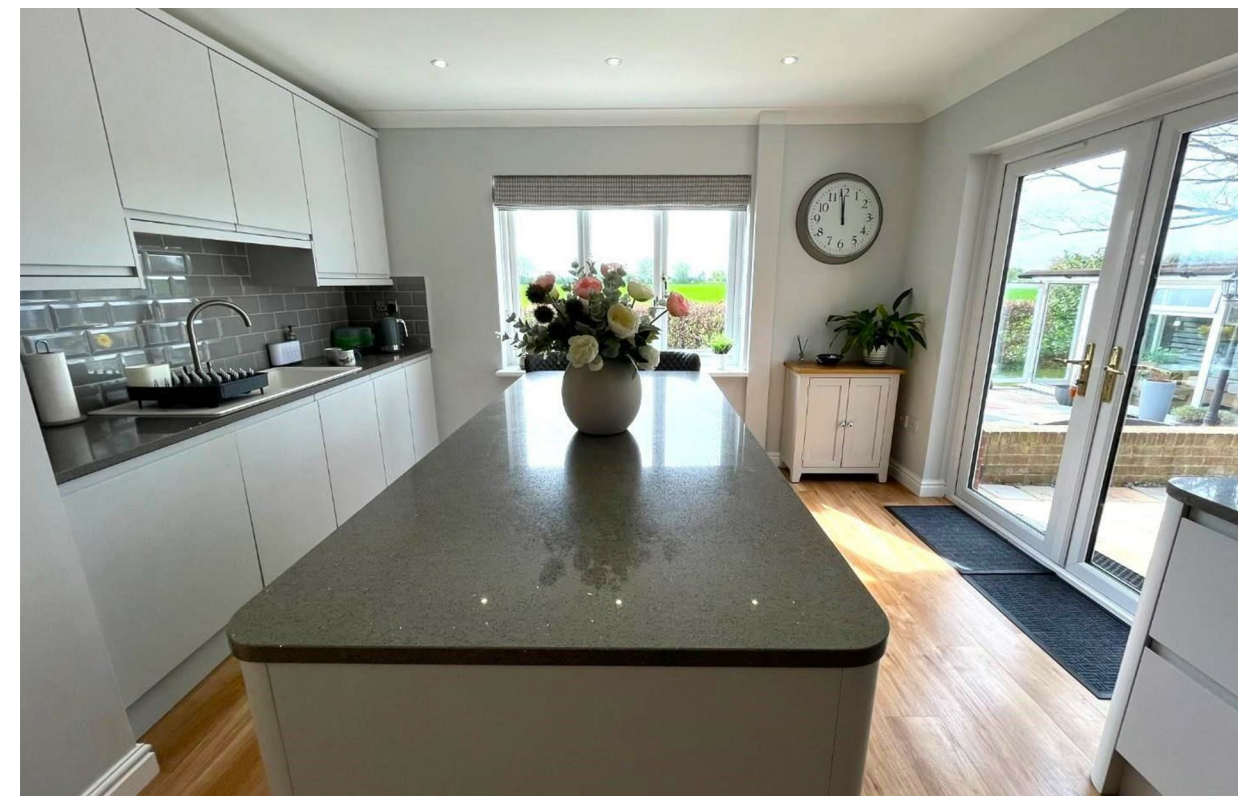
Velux window. Radiator. Door to en-suite.

EN-SUITE

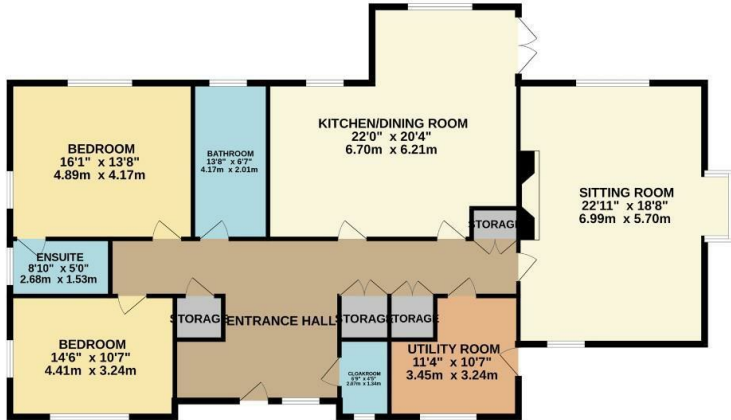
Three piece suite. Tiled floor. Double glazed window. Close couple WC. Pedestal wash hand basin. Tiled shower cubicle.

OUTSIDE

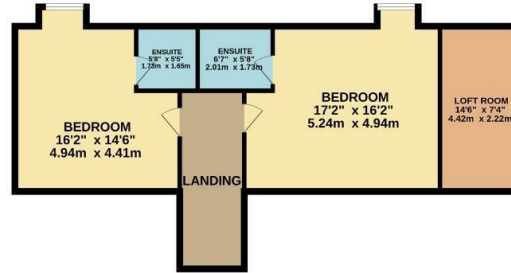
The property is accessed by a powered gate to the front. Driveway leading round to the side of the property giving access to the triple garaging and wood shed. To the front of the parking area is a lawn with the oil tank. There is outside power and tap to this area. Patio wraps round to the rear of the property and overlooks the fields to the rear. Just off the patio is the fully glazed garden room with flagstone flooring. The remainder of the garden is laid to lawn.



GROUND FLOOR
1749 sq.ft. (162.5 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 2448 sq.ft. (227.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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