



The Causeway, Hitcham
IP7 7NF

MaxwellBrown

Independent Property Agents

Guide Price £365,000

A beautifully presented Grade 2 listed semi detached period cottage situated in this popular Mid Suffolk village equidistant from the picturesque towns of Hadleigh and Lavenham (7 miles) and a similar distance from the market town of Stowmarket with its mainline link to London, Liverpool St. The local pre school is within walking distance, two local primary schools and the option of two private schools both a 10 minute drive. The cottage is steeped with period charm and a wealth of exposed features and enjoys open planned ground floor accommodation including bespoke fitted kitchen, beamed lounge and large dining room. There is a superb bathroom with Claw foot bath. To the first floor there are 2 beamed bedrooms with an en suite shower room to the master. The property features LPG central heating, off road parking for 2 cars and a delightful good sized rear garden abutting open countryside with fantastic panoramic views. The property is meticulously maintained and decorated throughout.



Oak Entrance door to:

Kitchen/Diner :

Bespoke fitted kitchen with large, shaped polished concrete worktop which doubles as a breakfast bar, inset with 1 ½ bowl stainless steel sink and mixer tap with mixer tap, cupboards under and plumbing for dishwasher, further matching worktop set into former Inglenook fireplace with 3 burner gas hob and Hotpoint oven, extractor over, oak flooring, double aspect windows, radiator, exposed wall and ceiling beams, open studwork partially dividing sitting room and open to dining room. Stable door to side.

Sitting Room:

Feature Inglenook fireplace with Oak bressummer, exposed beams to walls and ceiling, radiator, wall and spot lights, window to side and door to inner hall.

Dining Room:

Part oak, part carpeted floor, window to front, radiator, under stairs recess, Exposed red brick wall and Wattle and Daub exposed panel, door to:

Hall:

Staircase to first floor, part glazed door to side courtyard, utility cupboard with plumbing for washing machine, wall mounted Valliant LPG combination boiler supplying hot water and heating. Door to:

Bathroom:

Fitted with white claw foot bath with copper pipework mixer tap, pedestal wash basin, low level flushing suite. Window to side. LED spot lights and pendant light, extractor fan.

First Floor Landing:

Exposed beams, window to front, smoke detector, access to loft, radiator, built in alcove cupboard and doors to:

Bedroom 1:

Exposed beams, window to side and death trap. Open to;

En suite:

Fitted white suite comprising corner entry shower cubicle, thermostatic shower with rain head, bracket wash basin with mixer tap, low flushing suite with concealed cistern, travertine tiled floor and walls, heated towel rail, exposed beams, spot lights.

Bedroom 2:

Window to front, radiator, exposed beams and window to front

Outside:

The front garden is laid to flower beds. To the left there is access to a delightful secluded courtyard enclosed by trellis fencing and incorporating hook up for LPG cylinders. Door giving access to the hall.

To the right is a shingle driveway allowing parking for 2 cars. Access to the large garden with Indian sandstone patio, flower borders leading to a long lawned garden with timber storage shed. The garden is enclosed by close board fencing, offering a high degree of privacy and abuts open countryside enjoying far reaching views over fields beyond.

Services:

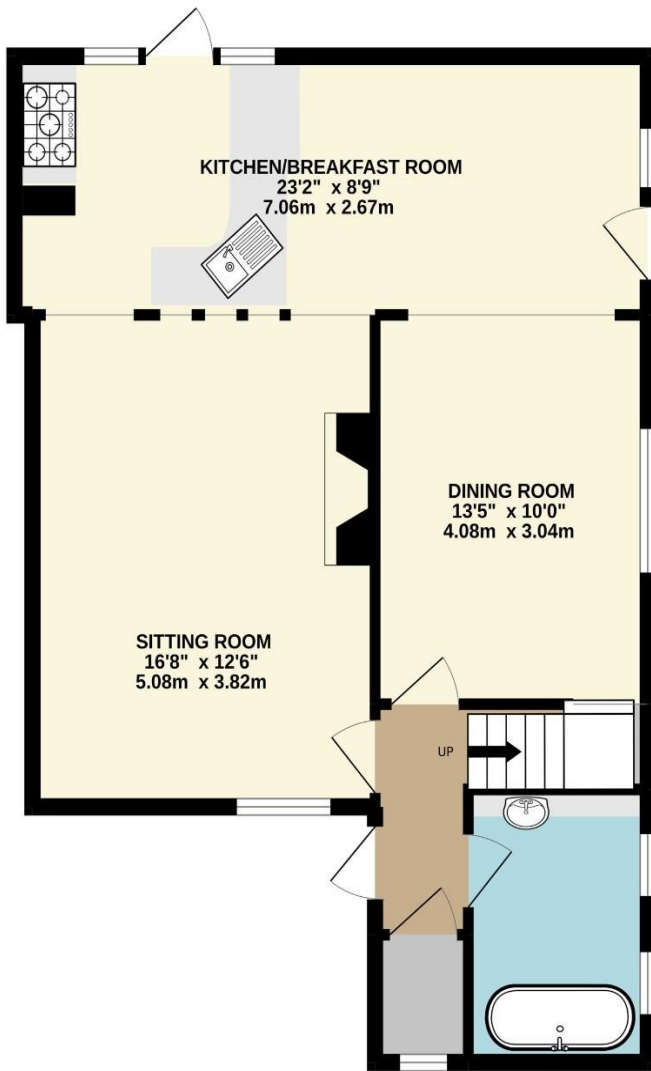
It is understood from the vendor that mains water, electricity and drainage are connected to the property. Mains gas is not available. Council tax Band D.

Broadband availability:

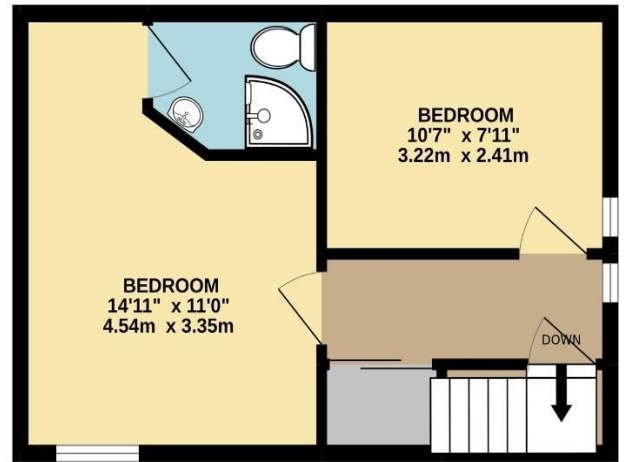
Maximum download speeds available
Standard 9Mbps
Superfast 61Mbps
Information from Ofcom



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

