



The Ferns

Battisford Road, Hitcham, Suffolk IP7 7LX



ML Property are delighted to offer for sale this very spacious and superbly presented 6 bedroom detached property situated in a rural position in the village of Hitcham. The property which occupies a plot of circa 0.5 acres (sts) offers flexible living along with an attached annexe.

price
£750,000

at a glance...

- 6 Bedroom detached chalet property
- Situated a rural position in the village of Hitcham
- Occupying a good size plot of circa 0.5 acres
- Ample off road parking and double garage
- Attached granny annexe (in need of some works)
- Views over farmland to the front and side
- Extremely well presented and much improved by the current vendors
- Oil fired central heating
- Flexible living arrangements on offer





The Ferns which has been extensively updated by the current vendors affords the following accommodation - large hallway leading to an impressive open plan family area that leads to the fitted kitchen and onwards onto the dining area with wood burning stove and snug/sitting room area with a utility room off the kitchen. There is a large bi-fold door from the dining area leading to the rear garden. There are also three good size ground floor bedrooms and a bathroom. Concluding the main part of the property are three first floor bedrooms and a shower room.



In addition to the main property there is an attached annexe building comprising of a main area, kitchen area and WC. This area is in need of completing but offer a blank canvas for the next owners of the property.





outside

Externally the property is approached via a shingle in and out driveway and the front area is mainly enclosed by hedgerow offering parking for several vehicles with a large shingle area leading to the attached double garage. There is a further gated area leading to a large blocked paved area to the side of the property.

The enclosed rear garden which boasts farmland views to the side is of a good size predominantly laid to lawn with a patio area immediately to the rear of the property. The remainder of the garden is laid to lawn with further outbuilding to the rear of the garden along with a decking area in the opposite corner. In all the property occupies a plot of circa 0.5 acres (sts) and we strongly advise an internal inspection to appreciate the size and flexibility of the property on offer along with the plot size and position.

location

The property is situated in a rural position on the edge of the village of Hitcham. Hitcham is a popular village with village shop/post office, village hall and parish Church and surrounded by countryside providing some fine country walks. The well served historic village of Lavenham is 5 miles, the A14 trunk road providing access to the ports of Ipswich and Felixstowe and access to the Cathedral town of Bury St Edmunds can be joined at Stowmarket, the latter also providing a commuter rail service. The county towns of Ipswich and Colchester are 15 miles and 20 miles respectively.

services

Mains water and electricity. Central heating is provided from a Oil fired boiler serving radiators. It is believed that the private drainage system is not compliant with the general binding rules 2020. Purchasers are encouraged to carry out their own investigations.

Local Authority

Mid Suffolk District Council - Council Tax Band E.

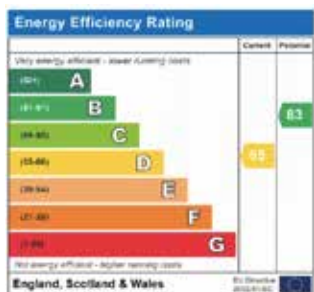
Internet speed

Ultrafast Broadband up to 1000 mobs - information from the ofcom website.

Mobile Coverage

Most networks are available - information from the ofcom website.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



ground floor

Hall	2.63m (8'7") x 6.20m (20'4")
Kitchen/Family Area	4.05m (13'3") x 10.81m (35'5")
Sitting Room/Dining Room	3.63m (11'10") x 6.16m (20'2")
Utility Room	1.65m (5'4") x 3.42m (11'2")
Inner Hallway	
Bedroom	3.39m (11'1") x 3.30m (10'9")
Bedroom	2.58m (8'5") x 3.49m (11'5")
Bedroom	2.57m (8'5") x 2.91m (9'6")
Bathroom	2.82m (9'3") x 2.88m (9'5")



first floor

Landing	
Bedroom	3.75m (12'3") x 4.95m (16'2")
Bedroom	4.08m (13'4") x 3.21m (10'6")
Bedroom	2.38m (7'9") x 3.10m (10'2")
Bathroom	2.59m (8'6") x 2.11m (6'11")

annexe

Room	6.79 (22'3") x 3.59m (11'9")
Kitchen	2.09m (6'10") x 2.25m (7'4")
WC	.83m (6'0") x 1.20m (3'11")



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