



Laxfield Road, Dennington



An exceptional, detached double-fronted brick-built cottage under a pantile roof which has been tastefully restored and modernised to give all the charm of a period property together with the benefits of modern living. An attractive house with a pretty white painted porch and quality white composite double glazed windows throughout. Set well back from the road and centrally located within its gardens, it features an impressive living room and extended kitchen/diner stretching across the rear of the property with bi fold doors opening onto the attractive rear garden, creating a superb space for both everyday living and entertaining. It has a further sitting room, utility, 3 double bedrooms, one of which is located on the ground floor, and two bathrooms. There is a driveway to the front with off road parking and a garage. To the rear the well-maintained garden has a garden room/outside office and is planted with specimen trees and well stocked flower beds.

**LOCATION** - Belvedere is situated next to the small village primary school and has a prominent position in the heart of the sought-after village of Dennington. Set well back from the road behind a yew hedge and pretty white picket fence. Dennington is a very sought after village and benefits from an excellent primary school, a great village pub "The Dennington Queen" and a lovely cafe "The Neathouse". The town of Framlingham is just a couple of miles away and is particularly known for its twelfth century castle and church. The market square is surrounded by a variety of independent shops, cafes and restaurants, it is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. Framlingham provides an excellent range of amenities with public houses, doctor's surgery, library etc. There are excellent schools in both the private and public sectors. Mainline trains run regularly to London Liverpool Street Station from Ipswich, with branch line services from Campsea Ash, approx. 7 miles away.



**BELVEDERE - INTERIOR** The front door enters into a small hallway with coir matting and stairs rising to the first floor. To the right of the hallway is the sitting room with carpeting to the floor and a window to the front. Ideal for cosy nights in. To the left is the open plan living space which offers a lovely practical space for family living. The cosy sitting area sits at the front of the house with an inset modern wood burning stove providing a real focal point. This flows seamlessly through to the bright dining room with plenty of space for a good-sized family dining table and chairs with bifold doors out onto the decking and garden beyond and a large roof lantern flooding the area with light. The kitchen is fitted with navy, shaker style units under a solid wood worktop with a wide peninsular breakfast bar. Another roof lantern spills light into this area and there is a white porcelain inset sink below a window overlooking the garden. There are ample wall and base units giving plenty of storage with an integrated pull-out recycling unit, large induction hob with extractor above, under counter oven and essential water softener. There is space for free standing furniture and fridge/freezer. Off the kitchen, a stable door opens into the utility room which has wall and base cupboards to match the kitchen, space for a dishwasher and washing machine, ceramic sink and drainer and a partially glazed back door.

A hallway leads from the living room to the family bathroom with free standing bath, pedestal basin and WC and window to the side and adjacent is the downstairs double bedroom with window overlooking the rear garden.

Stairs lead to the first floor. To the left is the principal bedroom, a bright light room with windows to the front and the rear overlooking the gardens. There is a built-in cupboard with bespoke shelving for practical storage. To the right is the stylish shower room with a large walk-in shower, pedestal basin, WC and window to the rear. To the front is the second bedroom with a window to the front and cosy carpet underfoot. Currently laid out as a dressing room it has a fitted cupboard to the corner which also has bespoke shelving for storage.



**BELVEDERE - EXTERIOR** To the front of the property is a shingle drive with parking for 3 cars, a high yew hedge and white painted picket fence keeps the cottage private and at the same time gives it real curb appeal. A beautiful period brick wall separates Belvedere's garden from the neighbouring village primary school and runs down the entire left-hand side. To the centre there is an area of lawn with a specimen tree, and this is also where the oil tank is tucked away. There are side gates to both sides of the property. The garage has an up and over door with power and light connected.

The rear garden has been carefully designed with separate areas. Directly outside the bifold doors, along the rear of the property, is a large, decked area ideal for outdoor dining and entertaining. Steps lead down to an area which is mainly laid to shingle with mature trees and shrubs to the edges and raised flower beds to the middle with a beautiful rose arch. To the left, behind a beech hedge is a lawned area with additional seating. Espaliered trees reach high above the wall to give additional privacy with some free-standing silver birches giving movement. In the far corner is the garden room/office, a timber clad room with double doors leading out onto the garden. This fully insulated room features light and heat for year-round use. While currently used for pottery, it would also make an ideal home office. To the side of the property is the back door that leads into the utility room and directly outside is a large log store together with an area for bins and this is also where the oil boiler is situated.

This exceptional home is beautifully situated in one of Suffolk's most sought-after villages and early viewing is highly recommended.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** : East Suffolk      **Tax Band** : D      **EPC**: TBC      **Postcode** : IP13 8AE

**WHAT3WORDS**: [///louder.ranged.bedrock](https://www.what3words.com/#!/louder.ranged.bedrock)

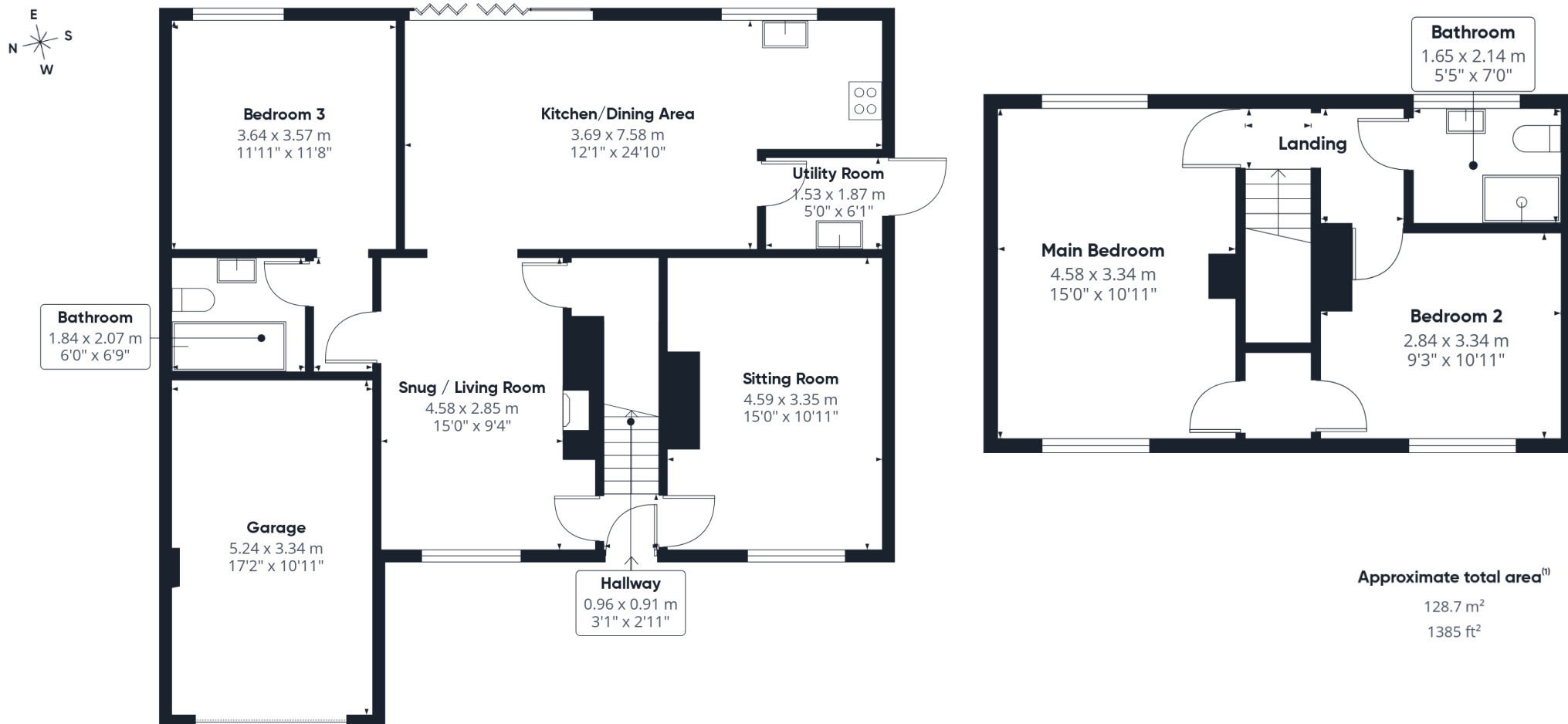
**SERVICES** Oil fired central heating, mains drainage, water and electricity. Log burner to sitting room.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

### Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: [info@huntingfieldestates.co.uk](mailto:info@huntingfieldestates.co.uk)

T: 01728 724566

[www.huntingfieldestates.co.uk](http://www.huntingfieldestates.co.uk)

