



The Old Post Office, Bedfield, Suffolk



An individual character property that has been beautifully modernised and offers a spacious layout. This detached home offers four bedrooms plus a ground floor one bedroom annex, large double garage, spacious kitchen/diner, two generous reception rooms and plenty of off-road parking. ****NO ONWARD CHAIN****

LOCATION Bedfield is a rural village, set in beautiful countryside approximately 5 miles from the towns of Framlingham and Debenham. The village has a Church, Primary School, children's play area, sports field, tennis court and a Community Club. Bedfield has a thriving community which includes local groups and community support. For shopping and local amenities, the market town of Framlingham is roughly a 12 minute drive away. Framlingham boasts a twelfth century castle, church, a range of interesting independent shops and a variety of restaurants along with a doctors surgery and library. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

THE OLD POST OFFICE - INTERIOR The entrance hall welcomes you inside the property which benefits from light oak flooring which runs throughout the ground floor reception rooms. To the right is a spacious sitting room with a large brick exposed chimney breast with inset electric stove, and double doors leading out to the patio and garden. A door leads to the separate dining room which has a door leading into the kitchen and a window to the side with views of the garden. To the rear of the property is a spacious kitchen/diner with wood effect ceramic tiled floor and a glazed door leading out to the driveway, a further door leads back to the dining room. This is a really generous space and has been beautifully modernised with dark blue shaker style wall and base units and ample worktop space. There is space and plumbing for a washing machine, tumble dryer, dishwasher and integrated double oven with a ceramic hob over.

To the left of the property is the annex which offers a really flexible space for any future owner. From the entrance hall a door to the left leads into the ground floor reception room (currently used as a bedroom) with a window to the front. A door leads through into the annex sitting room with double windows overlooking the side of the property and this in turn leads into the annex kitchen with units to match the main house kitchen, a double undercounter oven, ceramic hob, sink and drainer with space and plumbing for a washing machine. A shower room is located off the annex sitting room and a rear lobby houses a cloakroom with wc and hand basin and a semi glazed door leads out to the driveway - allowing the annex its own private entrance. The annex has the flexibility of becoming part of the main house. The kitchen area would make an ideal utility and the sitting room and bedroom would be additional reception rooms ideal as playrooms/study/etc.

From the entrance hall, stairs lead to the 1st floor. There are two generous double bedrooms, one single bedroom and a principal bedroom with en-suite shower room. The contemporary en-suite shower room benefits from a corner shower, wc and wash hand basin set into a vanity unit. The spacious family bathroom has been fully remodelled by the current owners and offers a contemporary suite with corner shower cubicle, wc, wash hand basin set into a vanity unit, and bath with a TV set into the wall above.

A door from the dining room offers access into the double garage. This large space has double up and over doors and is 31' x 16' with power and light connected.



THE OLD POST OFFICE - EXTERIOR From Southolt Road, a block paved driveway leads down the side of the property to a large parking area at the rear of the property. This also provides access to the double garage.

The garden sits mainly to the side of the property and is predominantly south facing. A stone patio area makes the most of the southerly aspect with space for dining and entertaining, with a gazebo with retractable awning above. The rest of the garden is laid to lawn.

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

LOCAL AUTHORITY - Mid Suffolk

Tax Band: F

EPC: E

Postcode: IP13 7HH

What3Words: //ulterior.remaining.pushes

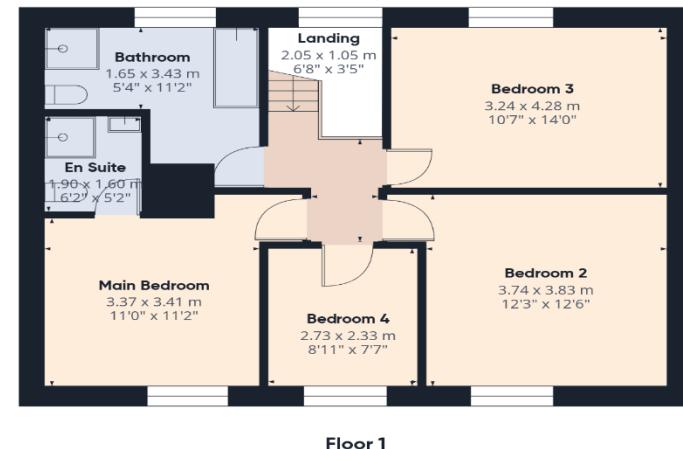
SERVICES Oil fired boiler, mains drains, water and electricity, double glazed throughout.

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.

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