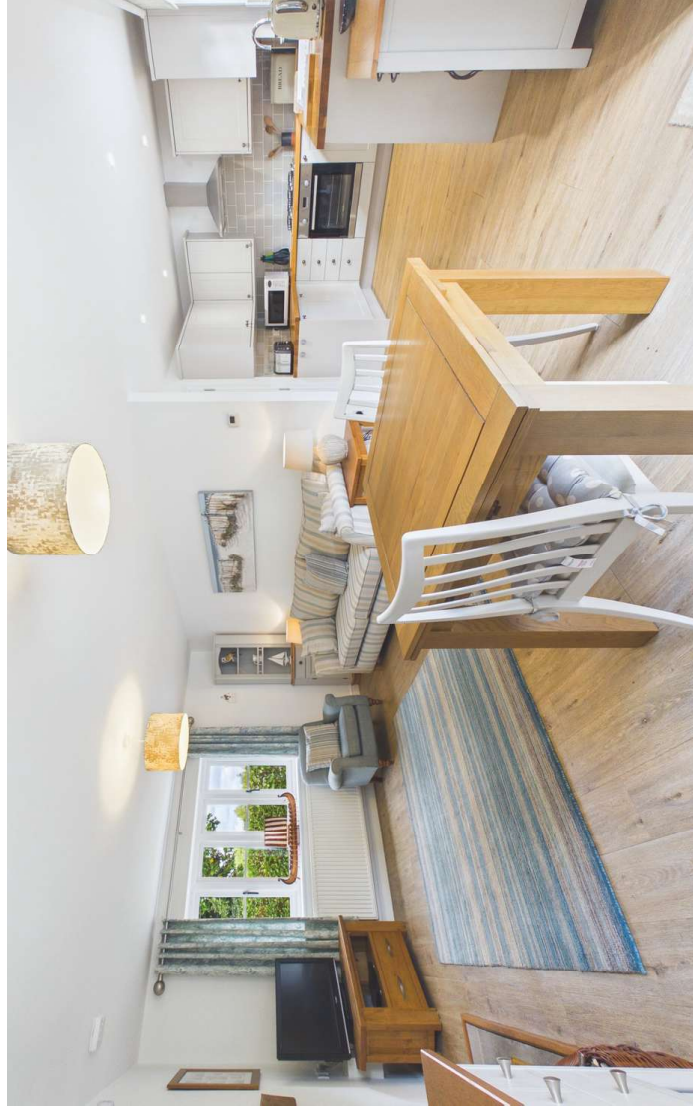




2 ROSEANNA COTTAGES

MILL STREET MIDDLETON, SAXMUNDHAM, IP17 3PB



Situated in Middleton, this attractive two-bedroom home offers well-presented accommodation, practical layout and a warm, welcoming feel making it an ideal choice for first-time buyers, couples or those looking to downsize.

The ground floor opens into a welcoming hallway, leading through to a spacious open-plan kitchen and living area that benefits from a wood-burning stove set within a brick fireplace, creating a cosy focal point for the living space. This bright and versatile space provides an excellent setting for both everyday living and entertaining, with fitted kitchen units, wooden work surfaces and ample natural light enhancing the room. The property also benefits from a convenient ground-floor WC.

On the first floor are two well-proportioned bedrooms, both offering comfortable accommodation, alongside a modern bathroom and landing area.

Externally, the property enjoys an attractive traditional red-brick façade, complemented by a smart entrance door and a neat frontage. To the rear is an enclosed low maintenance garden. The property benefits from an allocated parking space.

Ideally suited to a range of buyers, this appealing home combines

comfortable living accommodation with characterful features and a convenient Middleton location. Early viewing is highly recommended to fully appreciate what this property has to offer.

Middleton offers all that you could want from a quiet English village with a primary school, and public house. Situated close to the Suffolk Heritage Coast the village is ideal for experiencing all this fantastic part of the country has to offer.

TENURE - FREEHOLD SERVICES

Mains Electric, Water and Drainage are connected. Gas is from a shared tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

EPC- D LOCAL AUTHORITY

East Suffolk Council. Council Tax band- C

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

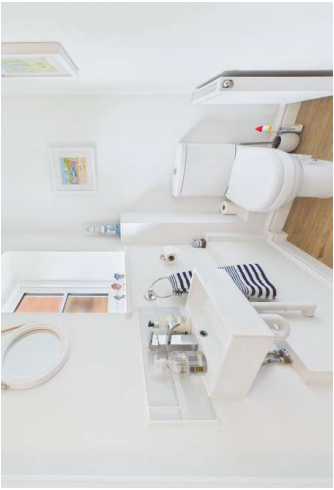


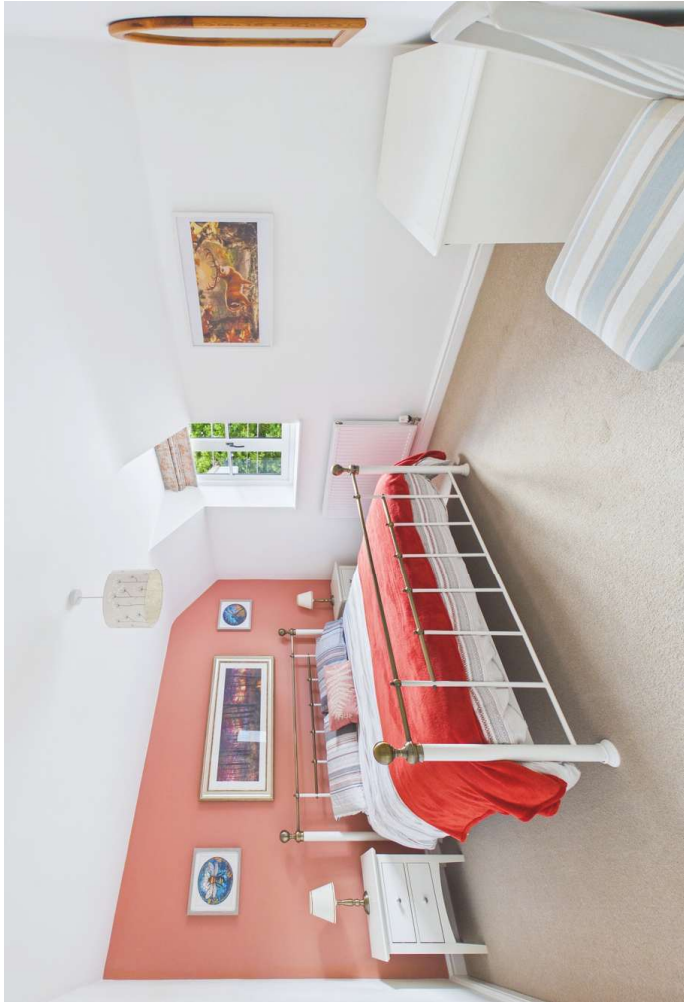
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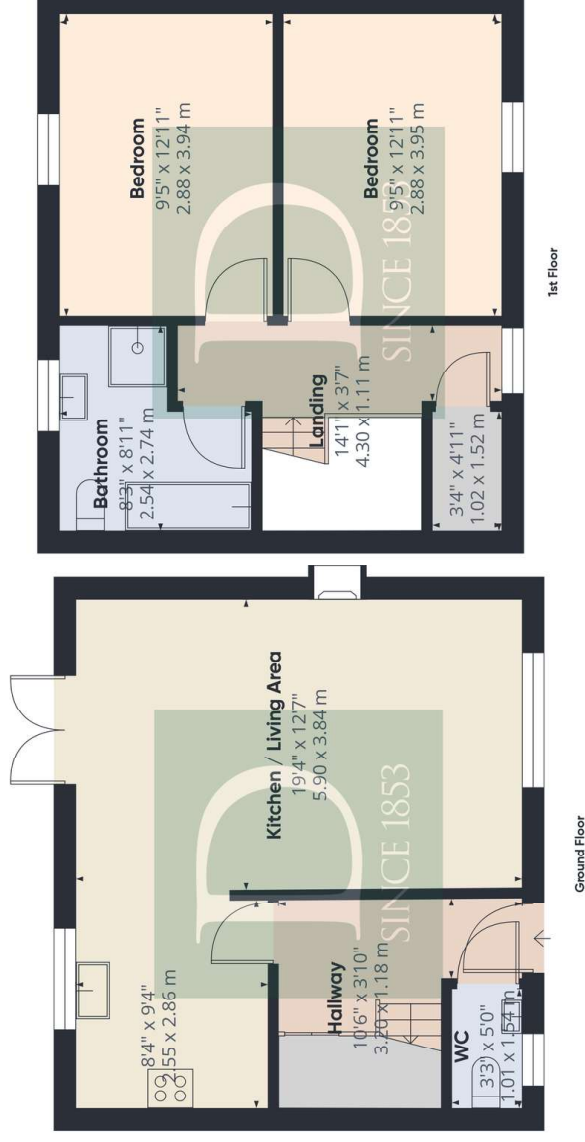
VILLAGE
LOCATION







FLOOR PLAN



(1) Excluding balconies and terraces

Calculations reference the RICS IFMIS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Approximate total area⁽ⁿ⁾
813 ft²
75.4 m²

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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