



Runton Croft Gromford Lane, Snape Saxmundham IP17 1RD

welcome to

Runton Croft Gromford Lane, Snape Saxmundham

No onward chain. Situated in the popular village of Snape, overlooking countryside, is this charming three/four bedroom thatched, Grade II listed, detached cottage offers spacious accommodation with ground floor living.



Entrance Porch

Window to the front, tiled floor, open to the...

Kitchen / Diner Dining Area

12' 6" x 11' 5" (3.81m x 3.48m)

Windows to front and rear, tiled floor with under-floor heating, exposed beams, inglenook fireplace with inset multi fuel burner set on a slate hearth with wooden mantel over, brick alcove (originally a bread oven). built-in cupboard.

Kitchen

12' 5" x 9' 3" (3.78m x 2.82m)

Window to the front, stainless steel sink and drainer with mixer tap, range of wall and base mounted units with tiled splashback over and under unit lighting, tiled floor, calor gas hob and country aga, window to the side. Fridge/freezer, space for a dishwasher.

Lounge /Snug

12' 8" Max. x 12' 10" Max. (3.86m Max. x 3.91m Max.)

Accessed off the dining area. Window to the front, french doors to the side patio, inglenook fireplace with inset wood burner, exposed beams, inset original bread oven, under floor heating.

Garden Room

15' 10" x 6' 5" (4.83m x 1.96m)

Accessed off the dining area. Quarter brick construction, windows to the side and rear with fitted blinds, glazed roof, door to the garden. Radiator and wall lights. Archway to an...

Inner Hall

Loft hatch, doors to...

Utility Room

9' 9" Max. x 7' 5" Max. (2.97m Max. x 2.26m Max.)

Windows to the front and side, stable door to the side, sink with drainer, space for white goods, Aquaboard splashback, inset ceiling spotlights, radiator, two storage cupboards, one housing the hot water tank. Floor standing oil fired boiler.

Shower Room

Suite comprising walk-in double shower with Aquaboard surround, Aqualisa shower, low level WC with concealed cistern, wash hand basin with up stand over, storage units under and to the side, heated towel rail, under floor heating, window to the side, inset ceiling spotlights, extractor fan.

Third Reception Room / Bedroom

15' Max. x 14' 7" Max. (4.57m Max. x 4.45m Max.)

A triple aspect room with windows to both sides and rear, under floor heating. Vaulted ceiling with feature wood beams, wall lights, fitted cupboard with fold out bed.

First Floor Landing

Dormer window to the front, radiator, sloping ceiling with exposed beams, oak wood floor.

Master Bedroom

13' 2" Max x 12' 7" Max. into dormer and eaves (4.01m Max x 3.84m Max. into dormer and eaves)

Window to side, dormer window to rear, sloping ceiling with exposed beams, radiator, fitted wardrobe and dresser, loft hatch.

Bedroom Two

9' 3" x 13' 5" (2.82m x 4.09m)

Window to the side, dormer window to the rear, radiator, exposed beams, loft hatch, inset ceiling spotlights and fitted wardrobe.

Bedroom Three

9' 6" x 8' 10" (2.90m x 2.69m)

Dormer window to the rear, fitted wardrobe, radiator, exposed beams, inset ceiling spotlights.

Shower Room

Sloping ceiling, oak floor, exposed beams and exposed brick wall. Shower with Aquaboard surround, heated towel rail, low level WC with concealed cistern, wash hand basin with mixer tap, tiled splashback over and unit under, inset ceiling spotlights and extractor fan.

Outside Front

The property is approached via a pathway leading to the front and side entrances. The landscaped front garden is mainly laid to lawn, interspersed with flower beds and borders.

Rear Garden

To the rear there is a patio area, with mature border and beds, steps up to a main lawned area, with paths leading to wild flower areas, multiple seating areas, with mature trees and shrubs. A separate area houses the greenhouse and oil tank.

Workshop

With concrete floor, power and light connected, windows to the front, barn style door, pitched roof. Log store to the side.

Triple Garage & Workshop

With driveway parking to the front. Two electric up and over doors plus a manual door, power and light connected. Low level WC and wash hand basin. Sliding door into the workshop, with windows to the side and front, door to the front.



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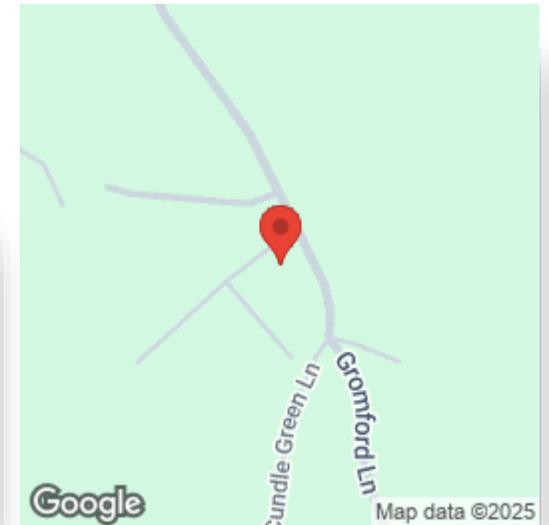
welcome to

Runton Croft Gromford Lane, Snape Saxmundham

- Grade II Listed Detached Cottage
- Three/Four Bedrooms
- Original Period Features
- No Onward Chain
- Ground Floor Living

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

offers in the region of
£750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109139 - 0005

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