

A two bedroom detached cottage, situated in the very centre of the popular village of Easton.



Guide Price

£250,000

Freehold

Ref: P7761/C

Address

Rose Cottage
The Street
Easton
Suffolk
IP13 0ED



Entrance hall, kitchen/dining room and sitting room.
Two double bedrooms and bathroom.
Rear garden.
Off-road parking.

No forward chain.

Contact Us



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Well Close Square
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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property is located in the village of Easton. The village benefits from a highly regarded dining pub, The White Horse. As well as the primary school that is situated almost opposite the house. There is a village hall, an attractive church, and also Easton Farm Park, a bowls club and well supported cricket club.

The village of Wickham Market is approximately 2 miles from the property. Here there are comprehensive facilities including a Co-Op supermarket, a butchers, medical centre, vets, dentist, post office and primary school. The neighbouring village of Campsea Ashe has a railway station with free parking. Framlingham is just 4 miles from the property and offers further facilities. The popular market town of Woodbridge is 8 miles and has national and independent shopping facilities, a variety of eateries and is popular for sailing on the river Deben. The Suffolk Heritage Coast, with popular destinations such as Aldeburgh, Southwold, Orford and Thorpeness are all within the locality. The county town of Ipswich is 14 miles to the south-west and from here there are direct trains to London's Liverpool Street station scheduled to take just over the hour.

Description

Rose Cottage is a two bedroom detached dwelling of soft Suffolk white brick under a slate tiled roof. Accessing the cottage from the rear garden, the door provides access to the entrance hall. From here, doors provide access to the kitchen/dining room, sitting room and understairs storage cupboard. Stairs rise to the first floor landing where there are two double bedrooms and a bathroom.

Outside

Within the particulars is a plan of the property. The neighbouring properties benefit from a right of way over the drive shaded in yellow (both contributing one third of the cost of maintenance). This leads to parking for two vehicles and access to the rear garden. This is predominantly laid to grass with an area of patio and various storage sheds.



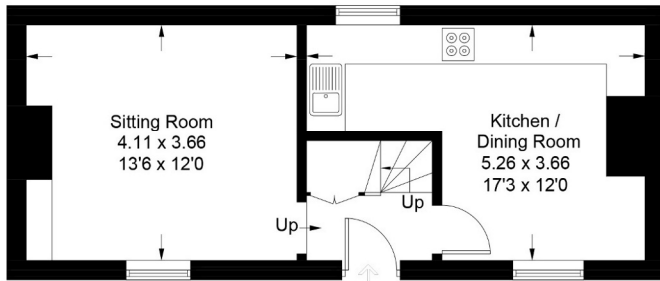




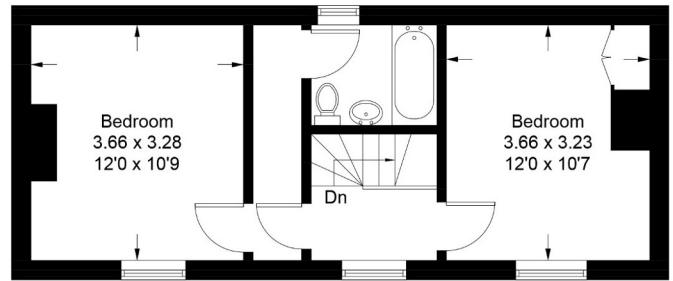


Rose Cottage, Easton

Approximate Gross Internal Area = 70.2 sq m / 756 sq ft



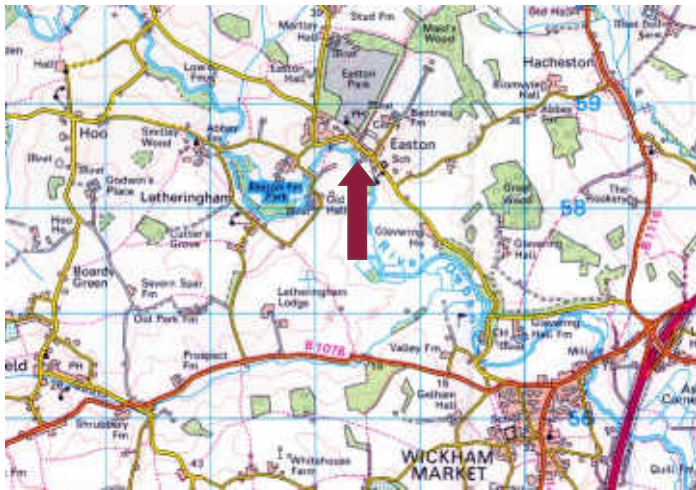
Ground Floor



First Floor

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Directions

Proceed into Easton from Wickham Market. Having passed the school on the right hand side, Rose Cottage can be found a short way along on the left hand side. Parking is at the rear of the property but those viewing may wish to park on the road in the first instance.

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