



Town Corner Cottages Stradbroke Road, Brundish, IP13 8BQ



welcome to

Town Corner Cottages Stradbroke Road, Brundish

A period semi detached cottage situated in an idyllic location with countryside views. The property boasts from a spacious lounge with a wood burning stove, country style kitchen, conservatory, two double bedrooms and family bathroom.

Location

Brundish benefits from a village church and an active village hall. There is also an excellent primary school in the neighbouring village of Wilby.

The historic town of Framlingham is four miles north-west, here there are various shops and amenities including a supermarket, public houses and cafes. There is also a great choice of schooling including Sir Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College.

The village of Laxfield lies just over four miles north-east from the property and also offers a primary school, along with a village store/post office and two public houses, including the Kings Head.

Lounge

19' 8" x 12' 3" (5.99m x 3.73m)

Dual aspect double glazed windows, front aspect UPVC door, two radiator, wall mounted lighting, fire place housing a wood burning stove with a brick hearth, exposed beams, tv and telephone points, wooden effect laminate flooring, stairs leading to the first floor, doors to the bathroom and kitchen/diner.

Bathroom

Rear aspect double glazed window, panelled bath with fully plumbed shower and bi folding shower screen door, low level flush wc, wash hand basin, recessed spot lights, built in storage cupboard, radiator, fully tiled walls and floor.

Kitchen/ Diner

14' 9" x 12' 5" (4.50m x 3.78m)

Rear aspect double glazed window overlooking the rear garden. Fitted kitchen with a range of wall and

base units, work surfaces, stainless steel sink and drainer, tiled splash back, recessed spot lights, radiator, exposed beams, tiled flooring, integrated appliances including electric oven with ceramic hob and extractor fan, dishwasher and fridge/freezer, spaces for washing machine and tumble dryer. Door to;

Conservatory

11' 1" x 9' 6" (3.38m x 2.90m)

Dual aspect double glazed windows, double glazed door leading out into the rear garden, exposed brick base, tiled flooring and wall mounted lighting.

Landing

Velux window, built in storage cupboard within the eaves, exposed beams, carpet and doors to;

Bedroom One

12' 6" x 11' 4" (3.81m x 3.45m)

Dual aspect double glazed windows, exposed beams, radiator, carpet and two built in storage cupboards.

Bedroom Two

9' 3" x 8' 2" (2.82m x 2.49m)

Two front aspect double glazed windows, exposed beams, radiator, carpet, exposed brick feature fire place and over the stairs storage cupboard.

Outside

To the side of the property is a shingle driveway providing off road parking for multiple vehicles.

To the side and rear of the property is a large laid to lawn area with mature planted shrubs and hedge borders, gated access to another laid to lawn area, shingle patio area making this the perfect area to relax and dine in throughout the summer months,



mature planted flower beds, three sheds and wildlife pond.

Services

Mains Electricity
Mains Water
Newly Fitted Oil System
Filtration System
Council Tax Band: B



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welcome to

**Town Corner Cottages Stradbroke Road,
Brundish**

- Spacious Lounge With A Wood Burning Stove
- Kitchen/Diner With Integrated Appliances
- Conservatory
- Two Double Bedrooms
- Family Bathroom

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

£280,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
FLH105416 - 0006

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