

A detached three bedroom period style modern house located in a lovely position near the pub, within the ever popular village of Brandeston.

Guide Price
£400,000 Freehold
Ref: P6559/C

7 Pond Piece
Brandeston
Woodbridge
Suffolk
IP13 7AW



Hallway, sitting room, dining room, kitchen and cloakroom.
Bedroom one with en-suite shower room, two further bedrooms and bathroom.

Front and rear gardens.

Parking and single garage.

Contact Us



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Location

The property is situated on Pond Piece which is an exclusive small development built approximately 24 years ago by award winning developers, Hopkins Homes. Brandeston is nestled within the Deben Valley, a designated special landscaped area which contains some of the most picturesque countryside in East Anglia. The village has an active local community and excellent local pub The Queen. It is also home to Framlingham College Preparatory School, and has a first rate village hall which has various groups including a wine society, yoga and pilates, mother and toddler group, table tennis and cinema club to name but a few. In addition are playing fields and a tennis court. The neighbouring villages offer further local amenities and there is a wide range of local shopping in the nearby town of Framlingham (3 miles), Wickham Market (4 miles) and Woodbridge (8 miles). The A12 is accessible at Wickham Market and links the county town of Ipswich and beyond to the country's main road network. Rail services run from Campsea Ashe to London via Ipswich. There are numerous footpaths and bridleways around the village and the coastal destinations such as Aldeburgh and Thorpeness are just 18 miles.

Description

7 Pond Piece is an attractive period style house, believed to be of block construction with rendered elevations under a tiled roof. Internally it benefits from kitchen, dining room and dual aspect sitting room with inglenook fire. Also on the ground floor is a cloakroom. On the first floor are three bedrooms, the principal of which has an en-suite shower room. In addition is a family bathroom. The house benefits from oil fired central heating and has UPVC double glazed windows throughout. The house stands in a particularly nice position within the centre of the village and is ideally located next to the village pub, The Queen. There are front and rear gardens and in addition, is a single garage and off road parking for two or three vehicles.

The Accommodation

The House

Ground Floor

A partially glazed front door provides access to the

Hallway

Stairs to the first floor landing with under stairs cupboards. Radiator. Doors to the kitchen, reception rooms and



Cloakroom

WC. Hand wash basin. Radiator. North-east facing window with obscured glazing.

Kitchen 17' x 6'3 (5.18m x 1.90m)

Fitted with high and low level wall units with integrated electric oven and four ring halogen hob above and extractor fan. Roll edge work surface with one and half bowl stainless steel sink with drainer and mixer taps above. Space for fridge freezer. Radiator. North-east facing window overlooking the rear garden. At one end of the kitchen is a utility area with stainless steel sink with drainer and taps above along with cupboards and space and plumbing for a washing machine and dishwasher. Partially glazed north-east facing rear door to the exterior flanked on one side by a window.



Dining Room 10'11 x 9'7 (3.33m x 2.92m)

A dual aspect room with south-west and south-east facing windows overlooking the front garden. Radiator.



Sitting Room 16'4 x 11'2 (4.98m x 3.40m)

Inglenook fireplace with bressummer beam above which is home a to Living Flame bottled gas stove. North-east facing French doors open to the rear garden and south-west facing window to the front of the property. Radiator. Wall light points.



The stairs from the ground floor hallway lead up to the

First Floor

Landing

South-west facing window to the front of the property. Hatch to roof space. Radiators. Built-in airing cupboards with hot water cylinder and slatted shelving. Doors lead off to the three bedrooms and bathroom.

Bedroom One 17' x 11'3 (5.18m x 3.43m)

A dual aspect double bedroom with south-west and north-west facing windows. Radiators. Two built-in wardrobes with hanging rails and shelving. A door opens to an



Suite Shower Room

Comprising shower, WC and hand wash basin with cupboard below. Radiator. North-east facing window with obscured glazing. Shaver point.

Bedroom Two 9'7 x 9' (2.92 x 2.74m)

A dual aspect double bedroom with north-east and south-east facing windows. Radiator. Built-in wardrobe with hanging rail and shelf above.



Bedroom Three 10'11 x 6'4 (3.33m x 1.93m)

A single bedroom with south-west facing window to the front of the property. Radiator.

Bathroom

Bath with shower attachment and glazed screen. Hand wash basin and WC. Radiator. Shaver point. North-east facing window with obscured glazing.



Outside

There is pedestrian access to the front garden and vehicular access via the main drive serving Pond Piece. This drive leads to the rear of number 7 where there is off road parking for 2 or 3 vehicles and access to the attached single garage that has an up and over door to the front and personnel door to the rear. A path from the parking area leads to the rear garden and has patio areas and lawn as well as beds. A path leads to the front garden that is enclosed and laid to lawn. The plot extends in total to approximately 0.15 acres.



7 Pond Piece, Brandeston

Approximate Gross Internal Area = 99.4 sq m / 1070 sq ft



Viewing Strictly by appointment with the agent. Covid-19 – No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

Services Mains water, drainage and electricity. Oil fired central heating. Connection for gas bottles for the stove in the sitting room.

Council Tax Band D; £1,761.58 payable per annum 2020/2021

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

EPC = D

NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. There is covenant stating that caravans cannot be stored at Pond Piece.

December 2020



Directions

From Framlingham proceed along Station Road, take the Kettleburgh Road and at the T-junction in the village, turn right. Follow this to Brandeston, going past The Queen pub on the right hand side where the entrance to Pond Piece will be found a little further along on the right hand side. Proceed along the tarmac drive and take the second entrance on the right and immediately right



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