



Gastons, The Street, Easton, Woodbridge, Suffolk IP13 0ED

A four bedroom detached 1960s house located in a pleasant, elevated position on The Street, within walking distance of the Easton White Horse.

Guide Price £627,500

P8001C



Summary

Hallway, sitting room, dining room, kitchen, utility room, two ground floor bedrooms and shower room. Two first floor bedrooms and bathroom. Mature gardens extending to half an acre along with off road parking, a double garage and an additional single garage.

Location

Gastons is situated in the centre of the village of Easton within the conservation area. The village, which is one of the most desirable in the area, has an excellent pub, The White Horse, a primary school, village hall, farm park, bowls club and 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 butcher, medical centre, a vet, a 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 destinations such as Aldeburgh, Southwold, Orford and Thorpeness are all within the locality. The county town of Ipswich is 14 miles to the southwest and from here there are direct trains to London's Liverpool Street Station scheduled to take just over the hour.

Description

Gastons is a detached house of predominately brick construction under a tiled roof, which is believed to date from the 1960s. The property appears to have been well maintained and has an oil fired central heating system and new UPVC double glazed windows throughout. It is anticipated that an incoming buyer may look to modernise the property inside and out in a contemporary style.

The house sits in particularly pleasant and mature gardens which extend to half an acre. It is in a raised position off the street where there is a parking area and single garage. In addition, is a further parking area immediately adjacent to the house with a double garage, which subject to the normal consents, has scope to be incorporated into living accommodation.





A door to the front of the house provides access to a hallway where stairs rise to the first floor landing. On the ground floor is the kitchen, utility room, dining room, sitting room, two bedrooms and a shower room. The kitchen has a window overlooking the gardens and is fitted with a range of high and low level wall units. There is space and plumbing for a fridge and dishwasher and in addition is a one and a half bowl stainless steel sink with drainer and work surfaces. There is also an electric oven with a 4 ring hob above. Within the kitchen is a cupboard housing the oil fired boiler and there is a hatch to the dining room. Adjacent to the kitchen is a spacious utility room with high and low level wall units where there is space and plumbing for washing machine, tumble dryer and fridge. There are work surfaces with a stainless steel sink. There are two windows and two exterior doors, one leading to the garden and one leading to a courtyard. The dining room is dual aspect and has a hatch to the kitchen. The 18' x 14' sitting room has large windows overlooking the garden and driveway. Here there is a brick fireplace and display shelves. Ground floor bedroom one is a double with a window to the rear of the property and built-in wardrobes. Bedroom two can be used as a further double and has a window to the rear. Also on the ground floor is a shower room with WC, basin, shower and a window to the front of the property.

The first floor landing has a window to the rear of the property, built-in eaves storage cupboard, a wardrobe and doors to bedrooms three and four, and the bathroom. Bedroom three is a spacious double with windows to the front and side overlooking the garden. There are eaves storage cupboards as well as a fitted wardrobe and a built-in airing cupboard with a hot water cylinder and slatted shelving. The bathroom comprises a WC, basin, a bath, a toiletries cupboard and also provides access to the airing cupboard. There is a window to the front of the property. The fourth double bedroom has a gable end window overlooking the driveway and part of the garden. There are storage cupboards.



Outside

The first of the two parking areas can be found off The Street, and here there is space for a vehicle and access to the single garage which measuring 17'4 x 9'10. Steps to the side of the parking area lead up to the front garden which is laid to lawn and enclosed by hedging, mature trees and shrubs. Abutting the front of the house is a sandstone patio which is bordered by beds and picket fencing. From here there is a gate to the parking area and a further gate into the main garden. This is located to the southeast of the house. It is predominately laid to lawn and contains garden sheds, a summerhouse, mature trees and beds. To the rear of the house is an enclosed courtyard area which enjoys the morning sun. This has raised vegetable beds and access to the attached double garage. This measures 18' x 17' and has a remote controlled up and over door to the front. The main parking area, which is to the northwest of the house provides ample space for vehicles and has direct access to The Street via the drive leading to the bowls club. Part of this drive is shared with the neighbouring property, and it is understood that each party is responsible for 50% of the cost of maintenance.

Directions

As noted within these particulars, there are two parking areas associated with the house. It is possible to park on the entrance adjacent to The Street and to take the steps up to the front door. Alternatively coming from Wickham Market, proceed past School Lane on the righthand side and the single spaced entrance to Gastons is on the right. Take the next lane on the right (which leads up to the bowls club) and then turn immediately right onto the main drive of Gastons and onto the car parking area.

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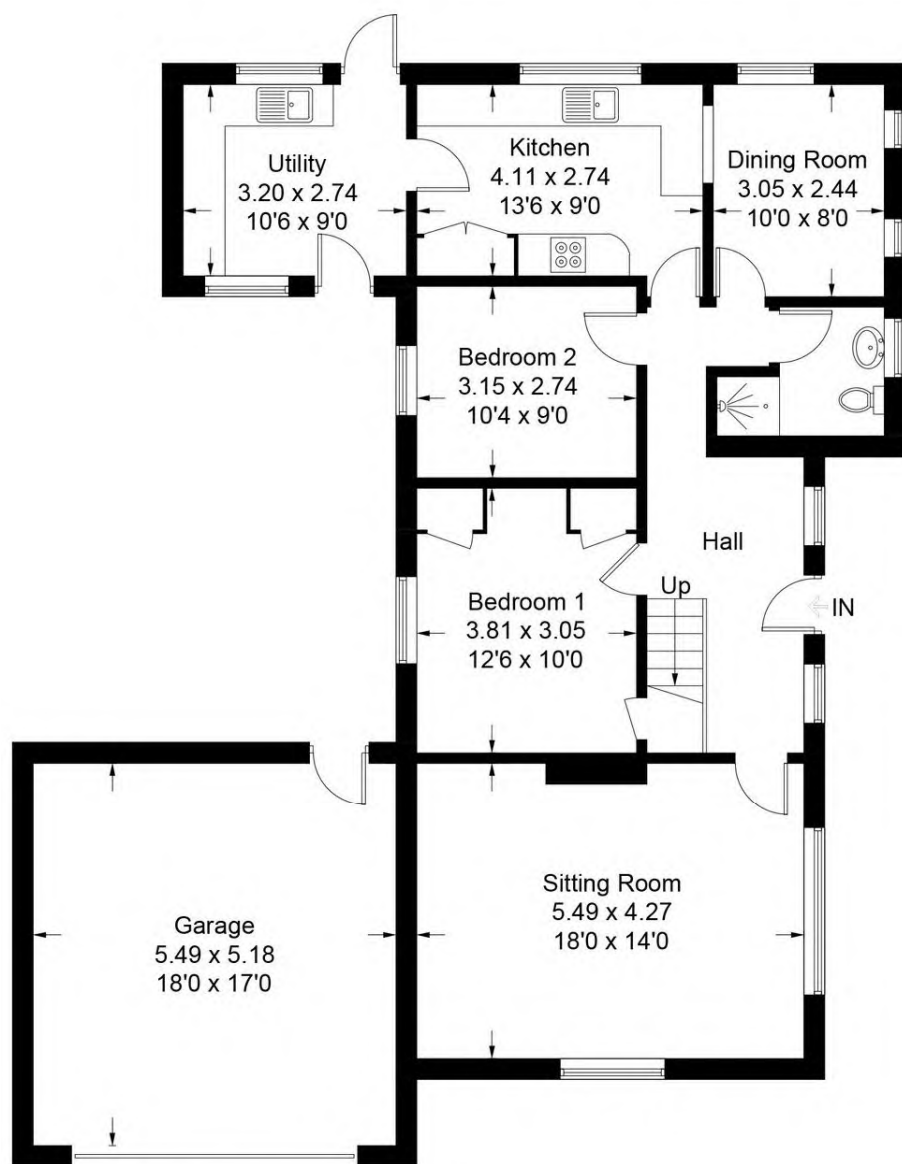


Gastons, Easton

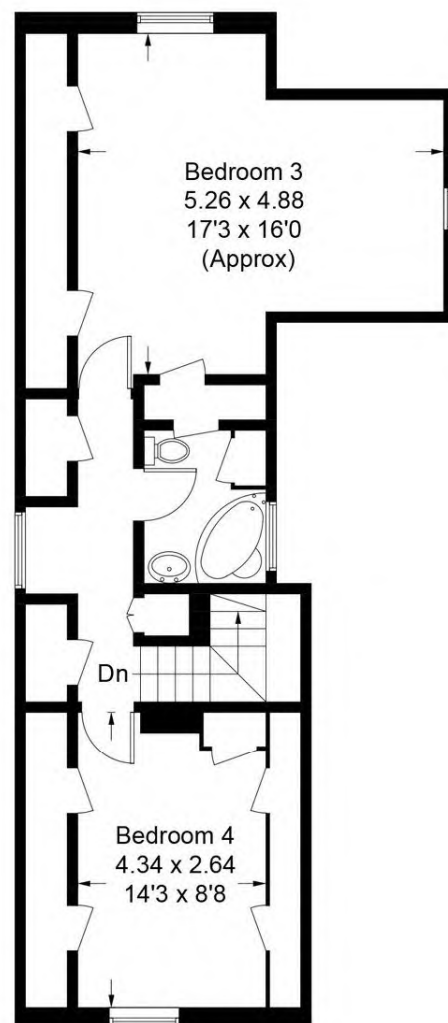
Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft

Garage = 28.7 sq m / 309 sq ft

Total = 180 sq m / 1937 sq ft



Ground Floor



First Floor

Viewing Strictly by appointment with the agent.

Services Mains electricity, water and drainage. Oil-fired central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band F: £3,317.30 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.

Photographs are reproduced for general information, and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property, and this is available to be emailed to interested parties.

November 2026





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