



Church Road, Kettleburgh



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FRAMLINGHAM

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A superbly presented and substantially extended two-bedroom semidetached home within the popular village of Kettleburgh. The ground floor accommodation offers a great amount of space including a large kitchen/diner with a lovely garden room and separate sitting room, upstairs there are two double bedrooms and a spacious first floor bathroom. A driveway offers off road parking, along with tranquil field views to the rear.

LOCATION The house is located on a quiet no-through road in the pretty village of Kettleburgh which has a popular public house, The Chequers, and an excellent community spirit, with many functions taking place in the village hall. The historic market town of Framlingham, with its medieval castle, is just 2 miles from the property. Here there is a good selection of shops, including a large Co-op, pubs, cafes, businesses, a medical centre, library and the well-respected Crown Hotel. Framlingham is also home to the highly regarded Framlingham College, Thomas Mills High School and Sir Robert Hitchams CEVA Primary School. Kettleburgh is also close to Brandeston which is the home of Framlingham Prep. The property is just 14.5 miles from the Heritage Coast. The county town of Ipswich is approximately 14 miles away, with local and national stores, as well as a railway station with trains to London scheduled to take just over the hour. There is also a train station at Campsea Ashe, 6 miles to the south-east, again with trains to London via Ipswich.



CHURCH ROAD - INTERIOR A glazed front door leads into the entrance hall with space for coats and stairs in front rising to the first floor. The sitting room is a bright sunny room with a large window overlooking the front drive. There is a working fireplace with attractive wooden mantle and tiled hearth creating a cosy focal point with a handy built in storage cupboard in the chimney recess. A door leads into the useful utility room. This has an opaque window to the side and extends through under the stairs. This flexible space houses the boiler which runs the oil-fired central heating and is currently used as a utility area but could make an equally useful study. From the living room glass double doors lead through to the bright kitchen/dining room which opens into the garden room. The kitchen has pale grey shaker style fitted wall and base units with a solid wood worktop and contemporary white tiling above. There is a white butlers sink, undercounter double oven, ceramic hob, extractor and space and plumbing for a washing machine, dishwasher, tumble dryer and free-standing fridge/freezer. Dual aspect windows overlook the garden and there is a contemporary grey tiled ceramic floor. The garden room is open to the kitchen/dining room with a large picture window overlooking the garden and is a great family space for sitting and relaxing with a lovely view out to the garden and a door leading out to the side. There is also a downstairs cloakroom with wc and basin.



Upstairs the main bedroom overlooks the front of the property with a large window, original period fireplace (not in use), and fitted cupboards. The second bedroom overlooks the rear garden and fields beyond. It has a large, fitted cupboard housing the hot water tank. The generous and bright bathroom offers a separate shower cubicle, bath, basin and wc.

CHURCH ROAD - EXTERIOR At the front of the property is a generous shingled driveway providing off road parking for several vehicles and it is bordered with mature hedging. A gate leads down the side of the house and into the rear garden. The oil tank is located in the front drive.



The rear garden has mature hedging on both sides offering a real feeling of privacy. It is mainly laid to lawn with a patio area at the end of the garden ideal for making the most of the peaceful views. There are two large sheds and beyond the garden is a tranquil view across the fields.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk **TAX BAND:** B **EPC:** TBC **POSTCODE:** IP13 7LE
What3Words: ///fondest.gulped.encloses



SERVICES Oil fired central heating, mains water, drainage and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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