

COLUMBINE COTTAGE

£285,000

Middleton | Suffolk

COLUMBINE COTTAGE, THE STREET, MIDDLETON, IP17 3NQ

A PRETTY SUFFOLK COTTAGE CLOSE TO THE HERITAGE COAST

Leiston - 3.5 miles
Saxmundham town centre - 4 miles
Dunwich - 5 miles

• Kitchen • Sitting Room • Shower Room • Landing • Two Bedrooms •
• Enclosed Rear Garden • Garage & Parking •



















The Property
Columbine Cottage is an attractive two bedroom semi detached home, occupying a pleasant position along The Street in the sought after Suffolk village of Middleton. With its traditional tiled roof, brick chimney and contrasting dark framed windows, the cottage has a distinctive and appealing appearance.

Inside, the accommodation extends to approximately 710 sq ft and offers a practical layout with plenty of potential. The spacious sitting room provides ample room for comfortable seating and a dining area if desired. Windows to the front and rear bring in natural light, while the fireplace adds character.

The separate kitchen offers fitted units, work surfaces, a sink and space for appliances, with a door providing access outside. The groundfloor shower room is fitted with a shower, wash basin and WC.

Upstairs, the landing leads to two bedrooms. The principal bedroom is a comfortable double, while the second bedroom offers flexibility for guests, a home office or additional storage.

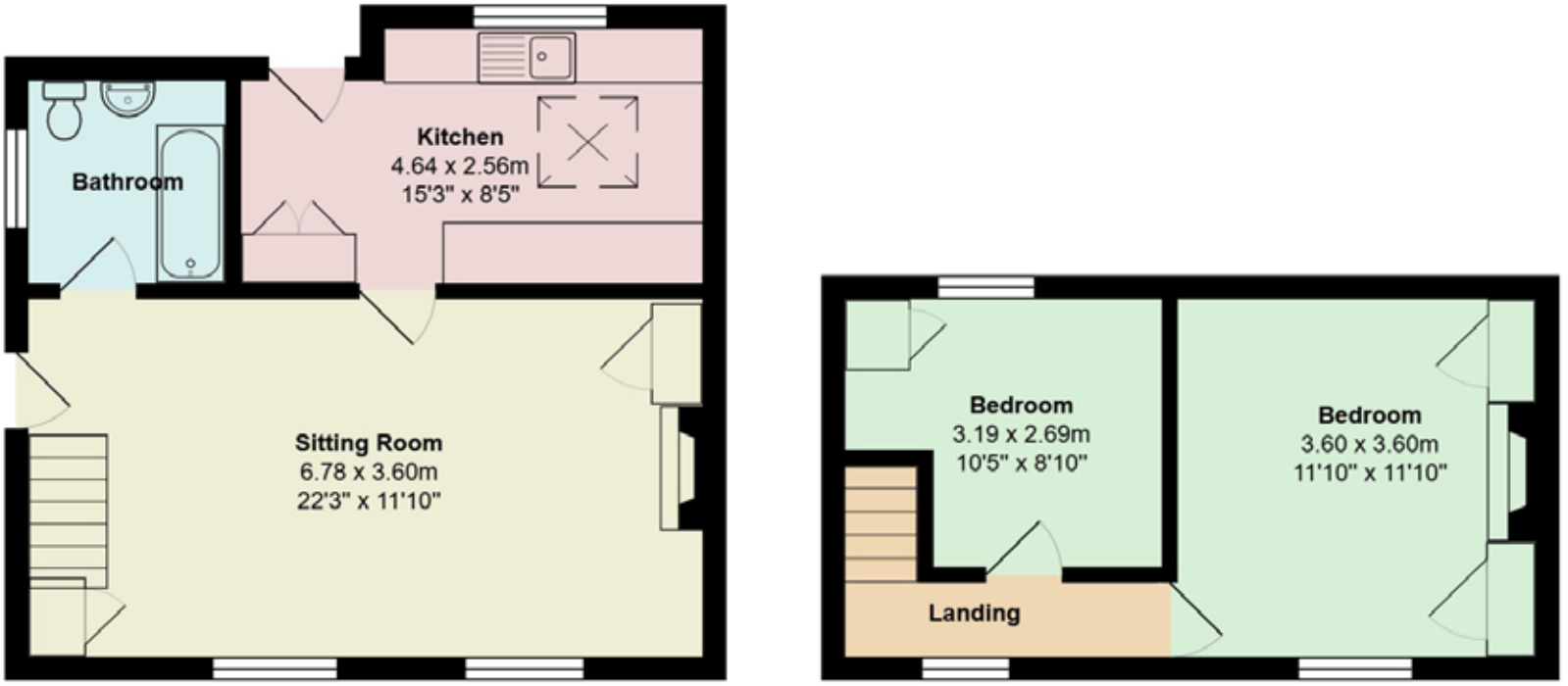
Outside, the cottage is complemented by a pretty enclosed garden, predominantly laid to lawn and bordered by mature hedging along the fence line. The established greenery provides an attractive backdrop and a sense of privacy, creating a pleasant outdoor space in which to relax and enjoy the surroundings. Together with Garage and Parking.

The Location
Middleton is a charming Suffolk village surrounded by attractive countryside and conveniently placed for the Heritage Coast. Nearby Leiston and Saxmundham offer a range of shops and amenities, while Dunwich, Aldeburgh and Southwold are all within easy reach. Local walking routes and rail connections from Darsham and Saxmundham add to the appeal.

Services - Mains electricity, water and mains drainage. LPG heating via radiators

Local Authority and Council Tax Band
East Suffolk Council - Council Tax Band TBC

EPC Rating - E



Total Area: 66.0 m² ... 710 ft²

All measurements are approximate and for display purposes only



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