

# Old Post Office The Causeway - Offers In Excess Of £350,000

Hitcham Hitcham IP7 7NF

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Estate & Letting Agents



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# Offers In Excess Of £350,000

## The Property

A beautifully presented Grade II listed semi detached period cottage situated in this popular mid Suffolk village equidistant from the picturesque towns of Hadleigh & Lavenham and a similar distance from the market town of Stowmarket with it's mainline link to London Liverpool Street. The local pre school is within walking distance, two local primary schools and the option of two private schools both a 10 minute drive. The cottage is steeped with period charm with a wealth of exposed timbers and enjoys open plan ground floor accommodation including a bespoke fitted kitchen. The accommodation comprises Entrance Hall, Bathroom with a claw foot bath, Sitting Room, Dining Room/2nd Sitting Room, Kitchen/Breakfast Room and on the first floor there are two Double Bedrooms and En Suite Shower Room. Externally the property offers off road parking for two cars and a lovely good sized rear garden abutting open countryside with fantastic panoramic views.

## Features

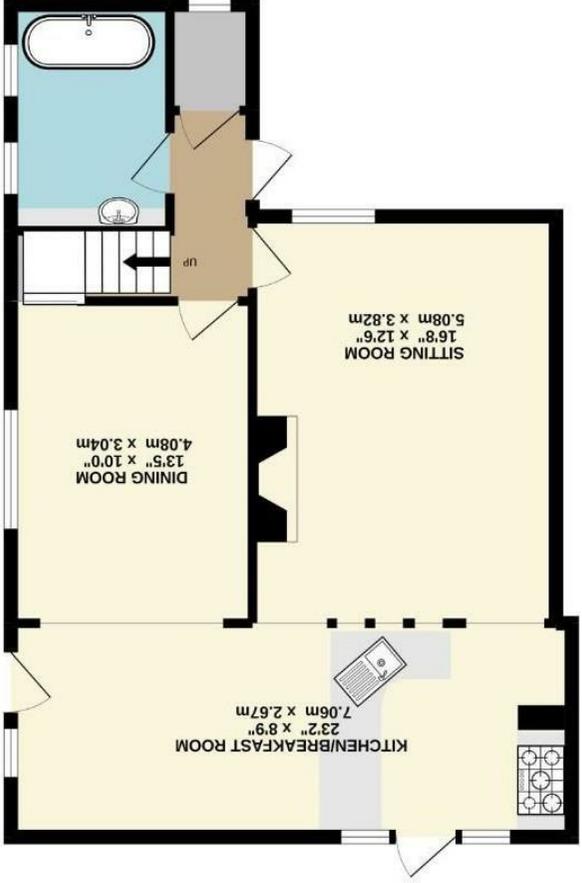
- GRADE II LISTED SEMI DETACHED PERIOD COTTAGE
- FANTASTIC PANORAMIC VIEWS OVER OPEN COUNTRYSIDE TO THE REAR
- HALL, BATHROOM WITH CLAW FOOT BATH, DINING ROOM
- SITTING ROOM, BESPOKE KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS, EN SUITE SHOWER ROOM
- BEAUTIFULLY PRESENTED
- DRIVEWAY PARKING FOR TWO VEHICLES
- LPG CENTRAL HEATING
- APPROX 7 MILES FROM LAVENHAM, HADLEIGH AND STOWMARKET
- NO ONWARD CHAIN





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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