Charles Wright
PROPERTIES

Selling Properties the Wright Way

Meadowcroft The Street

Cransford, IP13 9NZ

Guide price £765,000

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Guide price £765,000

Description

Set on the edge of the quiet village of Cransford, Meadowcroft is a striking contemporary barn-style home enjoying a generous plot and outstanding field views. Inside, the house feels light, modern and well finished. Oak flooring runs through the principal rooms. The entrance hall is welcoming, with a staircase rising to the first floor and views through to three living spaces. A sociable kitchen/breakfast room is fitted with pale grey shaker-style units, wooden worktops, an island with breakfast bar and plenty of natural light. It works equally well for everyday family life and entertaining. Upstairs the spacious landing offers addition living space and gives access to two principle bedrooms with ensuites, two further bedrooms and a family bathroom.

Location

Cransford village lies on the outskirts of the historic market town of Framlingham, known for its 12th Century Castle and Church, as well as Market Hill. It is surrounded by a range of interesting independent shops and a variety of restaurants. Framlingham also hosts a twice-weekly market selling fresh fish, bread, fruit, and vegetables. The highly regarded Sir Robert Hitcham's Primary School and Thomas Mills High School are both located in the town. Framlingham College, a public (independent) boarding and day school, is also situated nearby. Alongside its preparatory school and nursery at Brandeston Hall, it educates children aged 3 to 18.

Suffolk's Heritage Coast is within a short drive, with the town of Woodbridge approximately 12 miles away and Aldeburgh about 13 miles. The county town of Ipswich lies some 20 miles to the southwest and has a mainline railway station with direct links to London Liverpool Street. Stations on the East Suffolk Line can also be found in Wickham Market, Melton, Woodbridge, and Saxmundham.

Entrance hall

Double glazed door to side, feature window to front, engineered oak flooring, radiator, stair flight to first floor and oak doors to accommodation.

Kitchen/breakfast room

15'10 x 14'03 (4.83m x 4.34m)

Double glazed window to front and door to side, matching eye level and base units with oak worktops above, matching central island, integrated double oven and induction hob, integrated dishwasher, integrated fridge/freezer, anthracite tall radiator and engineered oak flooring.

Utility room

12 x 6'11 (3.66m x 2.11m)

Double glazed double doors to rear, matching kitchen units, plumbing for washing machine and tumble dryer, cupboard housing pressurised tank, loft access and engineered oak flooring.

Cloakroom

Double glazed window to side, vanity unit house wash basin and wc, heated towel rail and wood vinyl flooring.

Sitting room

15'05 x 14'03 (4.70m x 4.34m)

Double glazed window to side and double doors to rear, red brick fireplace with log burner, radiator and carpet flooring.

Dining room

15'10 x 12'05 (4.83m x 3.78m)

Double glazed window to front and rear, radiator and engineered oak flooring.

Study

15'10 x 7'11 (4.83m x 2.41m)

Double glazed windows to front and rear, vaulted ceiling, radiator and engineered oak flooring.

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First floor landing
21 x 10'10 (6.40m x 3.30m)
Feature window to front, radiator, oak doors to accommodation and carpet flooring.

Bedroom One
15'04 x 9'06 (4.67m x 2.90m)
Two double glazed windows to front, radiator and carpet flooring.

Ensuite
7 x 4'09 (2.13m x 1.45m)
Double glazed window to side, vanity unit housing the sink and wc, shower cubicle, heated towel radiator and vinyl flooring.

Bedroom two
12'05 x 9'08 plus 5' x 4'10 (3.78m x 2.95m plus 1.52m x 1.47m)
Two double glazed windows to front, dressing area, radiator and carpet flooring.

Ensuite
5'05 x 4'10 (1.65m x 1.47m)
Double glazed window to side, vanity unit housing the sink and wc, shower cubicle, heated towel radiator and vinyl flooring.

Bedroom three
14'03 x 8'10 (4.34m x 2.69m)
Double glazed window to side, radiator and carpet flooring.

Bedroom four
9'07 x 7'03 (2.92m x 2.21m)
Double glazed window to side, loft access, radiator and carpet flooring.

Bathroom
8'04 x 6'06 (2.54m x 1.98m)
Double glazed window to rear, panelled bath with shower over, vanity unit housing wash basin and wc, heated towel radiator and vinyl flooring.

Services
We understand mains electric and water are connected to the property. Sewage is via private drainage system. The property is heated via oil fired central heating.

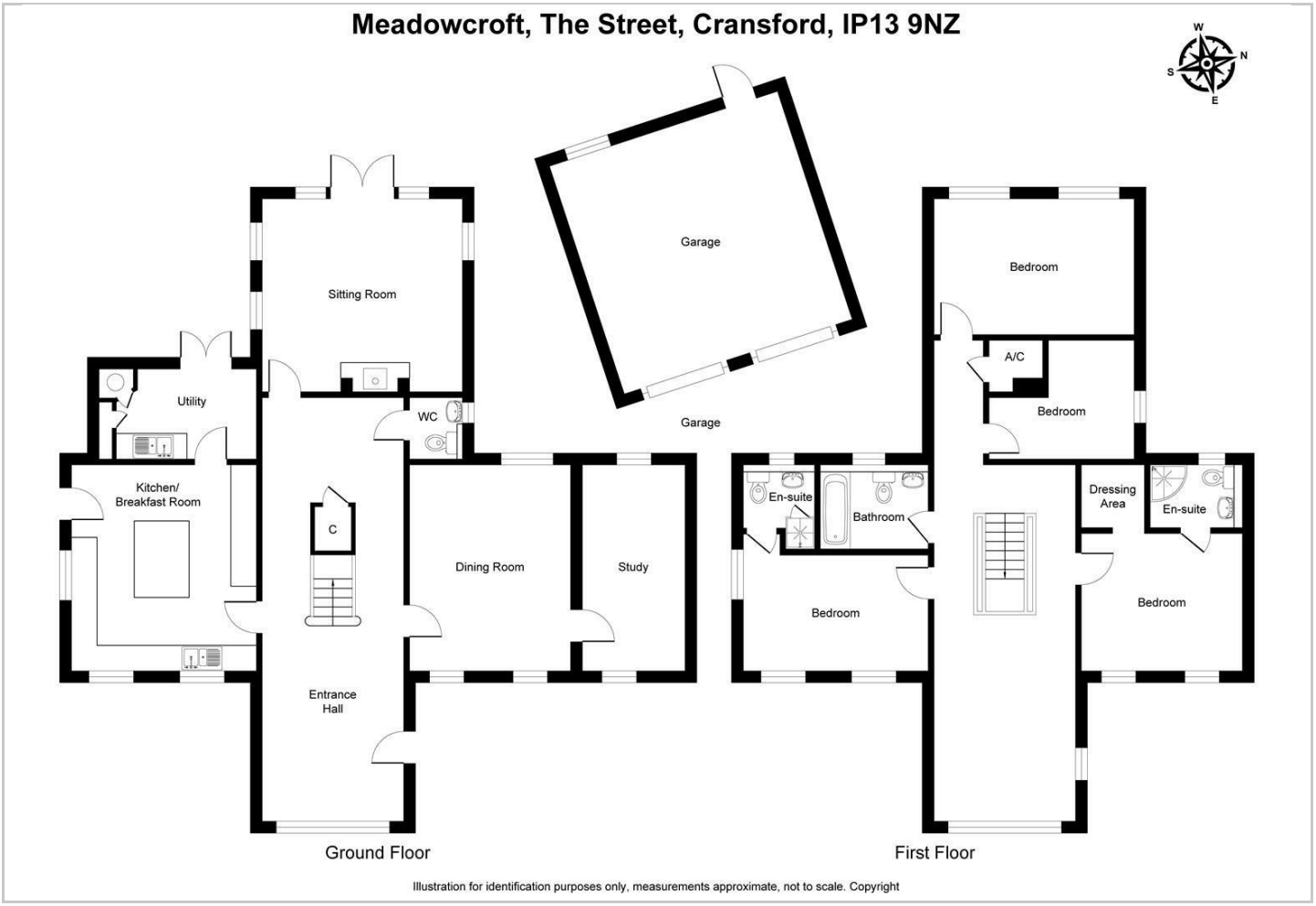
Tenure: Freehold
Council tax band: G
Epc rating: C

Road Map

Hybrid Map

Terrain Map

Floor Plan



Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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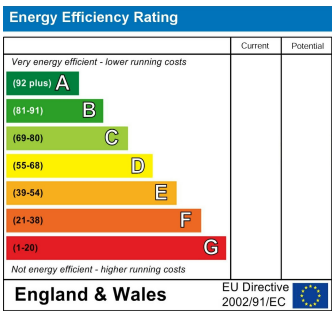
Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk

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Company Number: 13289409