



Oakfields, Monk Soham, Suffolk



Huntingfield
Estates
FRAMLINGHAM

01728 724566
huntingfieldestates.co.uk



A semi-detached THREE DOUBLE BEDROOM property having been refurbished all set in one third of an acre (sts) **SUMMERHOUSE**SHED**FIELD SHELTER**OFF ROAD PARKING******

LOCATION Monk Soham is a village just a few miles northeast of Debenham and six miles northwest of Framlingham. Both villages benefit from a range of excellent amenities including a CO-OP supermarket, greengrocers, butchers, bakers, hardware store and newsagents, as well as a library, vets, pharmacy and doctors. A choice of schools is available both in Debenham and Framlingham. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

Guide Price: £385,000

- Entrance Porch/Lobby
- Sitting Room
- Large Kitchen/Breakfast Room
- Family/Dining Room
- Downstairs Shower Room
- Main Bedroom
- 2 Further Double Bedrooms
- Family Bathroom
- Renovated to a high standard
- Field Shelter Shed
- Summerhouse/Office
- Parking for numerous vehicles
- Approx. 0.3 acres (sts)

1 OAKFIELDS - INTERIOR A new open porch leads into an Entrance Lobby with stairs rising to the first floor and to the left leads into a large Sitting Room with a window to the front, brick fireplace with solid oak surround and on a slate hearth sits a wood burner and two deep recesses either side. A door leads into a spacious Kitchen/Breakfast Room which has an extensive range of pale shaker style units with solid wood worktops over, ceramic one and a half bowl sink unit with mixer tap over and window above overlooking the courtyard. There is an integrated fridge/freezer, slimline dishwasher, electric oven, induction hob with extractor above. A door off the Kitchen leads to a downstairs shower room comprising walk in shower, wc, and wall mounted wc with opaque window above. A further door from the Kitchen leads into a generous Family/Dining Room which has bifold doors, a stable door to one side and a further UPVC door leading to the drive and garden beyond. Off the Family Room is a deep Utility Cupboard with space for a washing machine and stacked tumble dryer. There is new flooring throughout the downstairs. Upstairs there is a spacious landing which is light and airy having a window to the side. The Main Bedroom has a window to the front and there are two further double bedrooms both with windows overlooking the rear garden and stunning countryside views beyond. One of the bedrooms also has a deep built in wardrobe cupboard. The Family Bathroom, which is newly fitted, offers a four-piece suite including a free-standing bath and walk in shower unit. The property has been completely renovated and offers the lucky buyer a 'move in ready' stunning home.



1 OAKFIELDS - EXTERIOR There is a parking area to the right of the property with plenty of space for several vehicles. A gate to the left leads into a large front garden which currently houses chickens. There is a driveway with a five-bar gate leading to the remainder of the garden, please refer to agents notes. To the right of the driveway is a large lawned area with a field shelter to the left currently used as a wood store and lawnmower store. At the end of the garden is a pretty Summerhouse being 7.5 x 3.4 and is light and airy having plenty of windows and has light and power. To the left and behind the Family Room is another secluded area of garden with a patio from the bifold doors, a working outdoor wc and a plumbed in stainless steel sink. Beyond this is a shed with light and power. To the side of the Summerhouse is a gate at the bottom of the garden leading out to a further lawned area (not owned by the property but the local farmer mows it for the run of eight houses so they can enjoy the countryside views. The jewel in the crown of this property is the garden which is approximately a third of an acre (sts) with lovely countryside views to three sides.

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

LOCAL AUTHORITY Mid Suffolk District Council **Tax Band:** B **EPC:** D **Postcode:** IP13 7EY

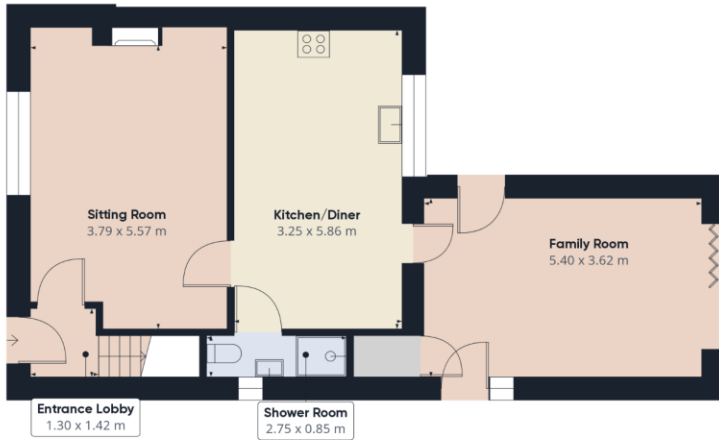
SERVICES Oil fired central heating system, mains water and electricity and private drainage.

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

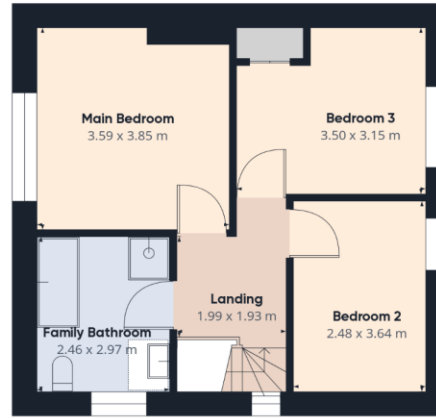
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing. Please note that Anglia Water have the right over the drive which has a treatment plant at the end of the drive which is accessed via a five bar gate and a further gated area at the bottom.







Ground Floor



Floor 1

Approximate total area[®]
113.55 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

Huntingfield Estates

9 Market Hill, Framlingham, Suffolk, IP13 9AN

E: info@huntingfieldestates.co.uk

T: 01728 724566

www.huntingfieldestates.co.uk

