



Halfway Cottages, Kettleburgh, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A semi-detached property in just under one fifth of an acre WITH HUGE POTENTIAL **\*\*THREE BEDROOMS\*\*FOUR RECEPTION ROOMS\*\*PARKING AND GARDENS\*\*NO ONWARD CHAIN\*\*****

The pretty village of Kettleburgh 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, bank and the 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 Brandeston Hall School, the prep school for Framlingham College. 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.

**Guide Price: £250,000**

- **Sitting Room**
- **Kitchen/Dining Room**
- **Snug**
- **Study**
- **Downstairs Bathroom**
- **Three Bedrooms**
- **Upstairs Shower Room**
- **Large Garden and Off-Road Parking**
- **NO ONWARD CHAIN**

**HALFWAY COTTAGES - INTERIOR** There is an Entrance Porch leading into an Entrance Lobby with a window to the side and there are good sized storage cupboards. There is a door to Sitting Room and has stairs to first floor. The Sitting Room has a window to the front, a small inglenook fireplace housing a contemporary wood burner. Up a step and to the left is the Study with fitted shelving and a window overlooking the garden. The Dining area has beams, and there is a shelved airing cupboard. This is open to the Kitchen which has a range of wooden units and laminate worktops, stainless steel sink, drainer and taps and a large, shelved pantry, space for fridge/freezer, space for electric cooker. There is a snug at rear of the property with a door opening out to the garden with field views beyond. A bathroom is off the snug which comprises bath, wc, wash hand basin with unit under. The main bedroom has a wash hand basin with vanity unit under and is dual aspect with field views. Bedroom 2 has a built-in cupboard and a window to the front with field views. Bedroom 3 is a single bedroom with a Velux window. There is a shower room with a corner cubicle with electric shower, wash hand basin and wc.

**HALFWAY COTTAGES - EXTERIOR** There is a parking space directly in front of the property and there are a further two parking spaces to the side. There is a large overgrown front garden with a shed and there are two Calor gas tanks on a concrete pad. A gate leads out to the other parking spaces. A further gate leads into the back garden where there are two further sheds, and a summer house, stunning field views, a path winds round to an overgrown pond.

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

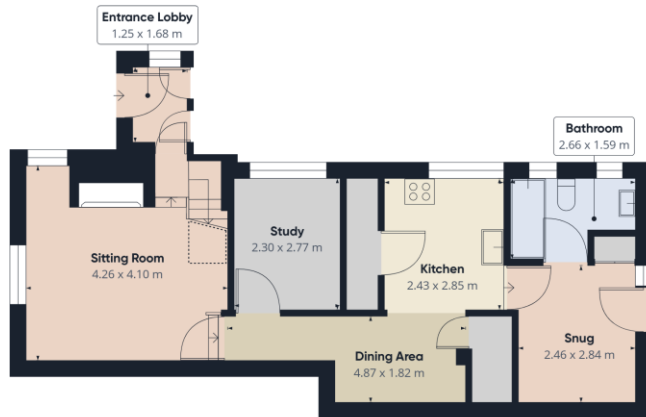
**LOCAL AUTHORITY** East Suffolk      **Tax Band:** B      **EPC:** TBC      **Postcode:** IP13 7LH

**SERVICES** LPG central heating, wood burner, shared treatment plant with the neighbours, mains water and electricity.

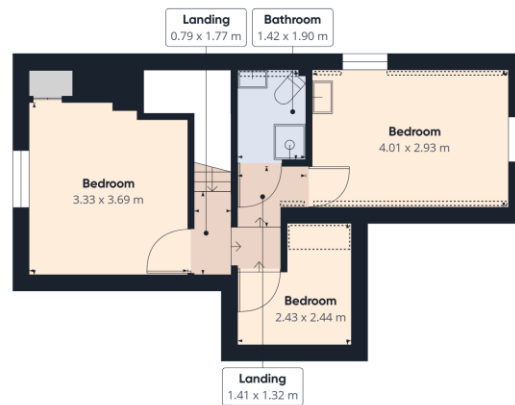
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
89.97 m<sup>2</sup>

Reduced headroom  
2.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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**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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