



Middle Cottage, Saxmundham, Suffolk



Award winning developers have built a bespoke two bedroom cottage in the heart of Saxmundham which benefits from GATED OFF ROAD PARKING and COURTYARD GARDEN ** FINISHED TO A HIGH QUALITY

LOCATION Middle Cottage is set back yet in the heart of Saxmundham which has a range of independent shops together with Waitrose and Tesco supermarkets, restaurants and cafes and is a busy market town. There is a railway station in Saxmundham via Ipswich to London Liverpool Street Station which takes approx two hours. The heritage coast is approximately just over 7 miles to the stunning seaside town of Aldeburgh and just over 6 miles to Thorpeness.

Guide Price: £275,000

- **Stunning New Build**
- **Spacious Entrance Hall**
- **Sitting Room**
- **Kitchen/Dining Room**
- **Main Bedroom**
- **Further Double Bedroom**
- **Shower Room**
- **Gated Off-Road Parking**
- **Courtyard Garden**



MIDDLE COTTAGE - INTERIOR Middle Cottage has a part, double glazed, door leading into a bright and airy entrance hall with space for coats and shoes. The property benefits from top of the range Wi-Fi Dimplex heaters and these are throughout the property. There is light oak laminate flooring which leads into the Kitchen/Dining Room through a part glazed door. The Kitchen has a range of cream "shaker style" wall and base units with solid wood worktops, stainless steel sink with mixer tap over, electric oven, hob over and extractor above, integrated washing machine, fridge/freezer. To the left, through a part glazed door, is the Sitting Room which has two windows overlooking the front and part of the ceiling is vaulted. There is space for a small dining table and chairs and a window to the front. Upstairs on the landing there are two windows to the front, a cupboard housing the water tank and a door leading to the Shower Room which has a large walk-in shower cubicle with overhead and handheld shower, wash hand basin in a vanity unit, wc and lit mirror. A Velux window lets the light flood in. The Main Bedroom has a window to the front and a deep built in cupboard. Across the split-level landing up a couple of steps leads into the second double bedroom with a window to the front. This completes this exceptionally well-built property so call us now for a viewing, as Middle Cottage will not be around for long.



MIDDLE COTTAGE - EXTERIOR The property has off road, gated, parking for two/three vehicles and a brick paved Courtyard Garden perfect for outside dining.

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

Local Authority: East Suffolk **Tax Band:** B **EPC:** B **Postcode:** IP17 1AB

What3Words: [///appendix.hammocks.speedily](#)

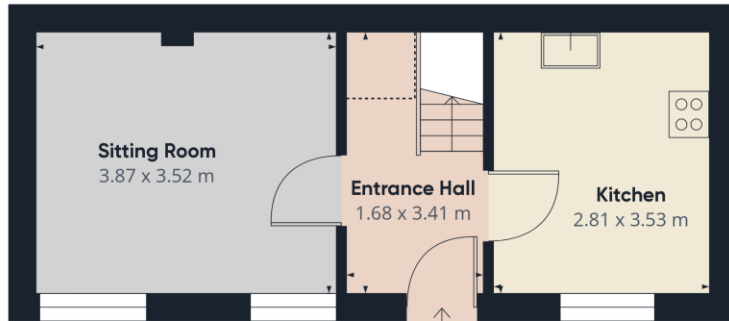
SERVICES: Wi-Fi Smart Dimplex electric radiators, mains electricity, water and drainage. Double glazed windows and doors throughout.



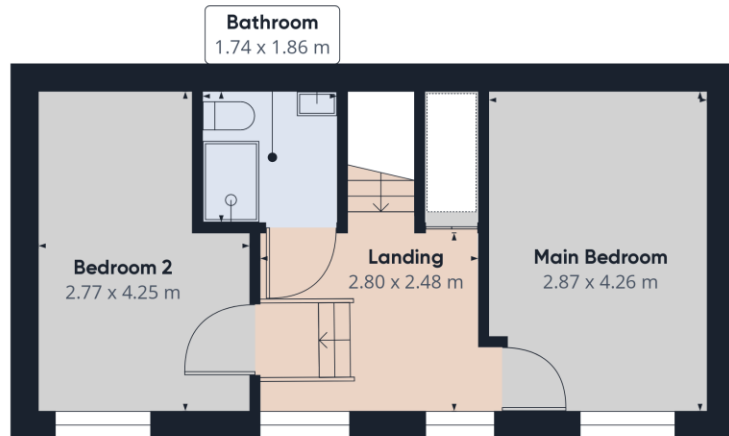
FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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[®]
61.76 m²
Reduced headroom
0.61 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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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