

An extremely well presented three bedroom semi-detached house, forming part of the popular Hopkins & Moore Millfields development, in the centre of the delightful village of Darsham, close to the Heritage Coast.

Guide Price
£299,500 Freehold
Ref: P7300/J

1 Millfields
Darsham
Suffolk
IP17 3QJ



Entrance hall, 15' sitting room, 17' kitchen/dining room and cloakroom.

Principal bedroom with en-suite shower room, two further bedrooms and bathroom.

Oversized single garage and shared driveway with parking for 2 vehicles.

Landscaped gardens to the front and rear.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property forms part of the popular and well regarded Millfields development, set along The Street in the centre of the charming village of Darsham, close to Suffolk's beautiful Heritage Coast. Darsham benefits from a popular dining pub house, The Fox, as well as a well supported, recently built village hall with village green, and a petrol station with general stores. There is also the railway station, which is just over a mile from the property, and which is on the Ipswich to Lowestoft line, with onward links to London's Liverpool Street station. Within 1½ miles is the popular village of Westleton, and the sea at Dunwich is 4½ miles as is the Minsmere RSPB bird reserve. The popular coastal locations of Southwold, Walberswick and Aldeburgh, are also close by.

The A12 trunk road is under a mile from the property providing easy links throughout the east of the county. Within 6 miles is Saxmundham, where there are both Tesco and Waitrose supermarkets, as well as a number of individual shops. There are GP surgeries and schools in both Saxmundham and Halesworth. Halesworth, also 6 miles, offers a good selection of shops, eateries and facilities, as well as The Cut arts centre hosting many music events and classes. Golf and sailing can both be found close by, as well as other lovely market towns such as Woodbridge and Framlingham, with its historic medieval castle. Snape, with its world famous concert hall, is 10 miles.

Description

Built in 2016 by the award winning local developer, Hopkins & Moore (now Denbury Homes), 1 Millfields comprises a well presented, three bedroom, semi-detached house in the centre of the charming village of Darsham. The property presents extremely well throughout with an entrance hall, 15' sitting room, 17' kitchen/dining room and cloakroom on the ground floor. On the first floor is a principal bedroom with ensuite shower room, two further bedrooms and a family bathroom. The property is to be sold 'as seen', which includes the integral dishwasher, washer-dryer and the freestanding fridge freezer in the kitchen. In addition, all the blinds will be included in the sale.

Outside, the property fronts on to the village street, but is screened by maturing hedging and planting. To the rear there is an enclosed garden, which has been landscaped and beyond this is the shared parking area with space for two vehicles together with the oversized 23' single garage.



The Accommodation

The House

Ground Floor

A composite wood effect front door with top light opens into the

Entrance Hall

With staircase rising to the first floor with useful understairs storage cupboard, radiator, alarm panel and doors off to



Sitting Room 15'6 x 10'11 (4.72m x 3.33m)

A light and spacious room with large casement window on the front elevation overlooking the village street, together with internal connecting doors linking the room wonderfully well with the Kitchen/Dining Room. The focal point of the room is currently the 'false' freestanding fireplace containing the electric plug-in stove. Radiators, TV and telephone points, fitted blind and double doors into the Kitchen/Dining Room.



Kitchen/Dining Room 17'8 x 9'2 (5.38m x 2.8m)

Another light room with a window and fully glazed French doors providing good views of the garden. The kitchen area is well fitted with a range of cupboard and drawer units with granite effect worksurface over incorporating a one and a half bowl stainless steel sink with mixer tap and drainer. Four ring Hotpoint hob with matching light and extractor hood over, together with double oven and grill below. Integral Bosch dishwasher, Hotpoint washer-dryer and free standing Bosch fridge/freezer. Cupboard housing the floor standing Worcester oil fired boiler. Tiled flooring, fitted blind, radiator, extractor fan and plinth heater. Door returning to the Entrance Hall.





Returning to the Entrance Hall a further door provides access to the

Cloakroom

With WC, pedestal wash basin with tiled splashback, radiator and extractor fan.

Stairs lead from the Entrance Hall rise to the

First Floor

Landing

With door to **Airing Cupboard**, radiator and doors off to

Bedroom One 12'0 x 10'4 (3.65m x 3.15m)

A good sized double bedroom with casement window overlooking the rear garden, driveway and distant views of the agricultural land beyond. Radiator, TV and telephone points. Door to wardrobe cupboard and door to



En-Suite Shower Room

Fitted with suite comprising tiled shower enclosure with hinged screen, pedestal wash basin with mixer tap and tiled splashback, WC, shaver socket, large mirror fronted medicine cabinet, radiator and extractor fan.

Bedroom Two 10'4 x 9'6 (3.16m x 2.9m)

A double bedroom with large window on the front elevation overlooking the village street and village green beyond. TV and telephone points and radiator.



Bedroom Three 8'11 x 7'1 (2.73m x 2.15m)

With large window providing good views to the rear. Radiator, TV and telephone points. Access to roof space.



Bathroom

Fitted with suite comprising panelled bath in half height tiled surround with mixer tap and shower attachment, WC and pedestal wash basin with mixer tap. Mirror fronted medicine cabinet, shaver socket, radiator and extractor fan.

Outside

The property is set back from the village street, but partly screened by a maturing hawthorn hedge, within which is a gap for a five bar gate that opens onto a paved pathway that leads past the front door and onto the rear. Note: the development to the rear of the site also enjoys a right of way over the pathway.

The front door is flanked by well stocked borders that contain a variety of mature flowers and shrubs. Beside the property, where the pathway continues, the gardens are predominantly laid to grass for ease of maintenance, but again with a well stocked border. A gate from the pathway provides access to the rear garden. This comprises a patio area that immediately adjoins the rear of the property beyond which is a central area laid to lawn which is enclosed within well stocked borders. To the rear of the garden is some trellising that screens the oil tank.

Beyond the rear garden is the parking and turning area that is shared with 2 Millfields. This is accessed from the block paved driveway at the rear, and via a pair of side hung double gates. The driveway is sufficiently large enough to accommodate two vehicles for the property. There is also the oversized single garage, approximately 23' x 10'6 (7m x 3.23m), with manually operated up and over door and with power and light connected.

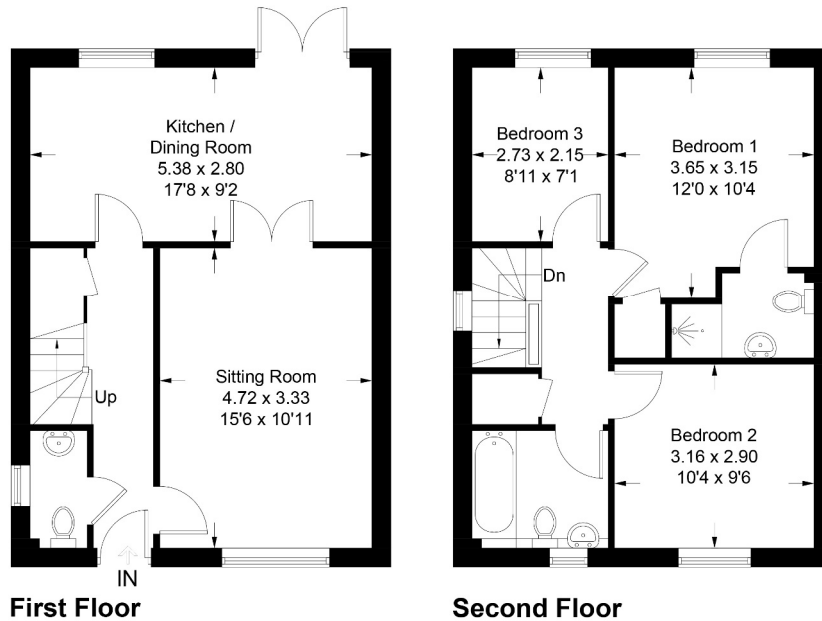


Site Plan (Indicative Only)



1 Millfields, Darsham

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired boiler serving the central heating and hot water system.

Annual Maintenance Charge There is an annual charge payable towards the cost of the upkeep of the communal areas which is managed by EWS. The current charge is £174.59 for 2024.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = B (85).

Council Tax Band C; £1,834.37 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

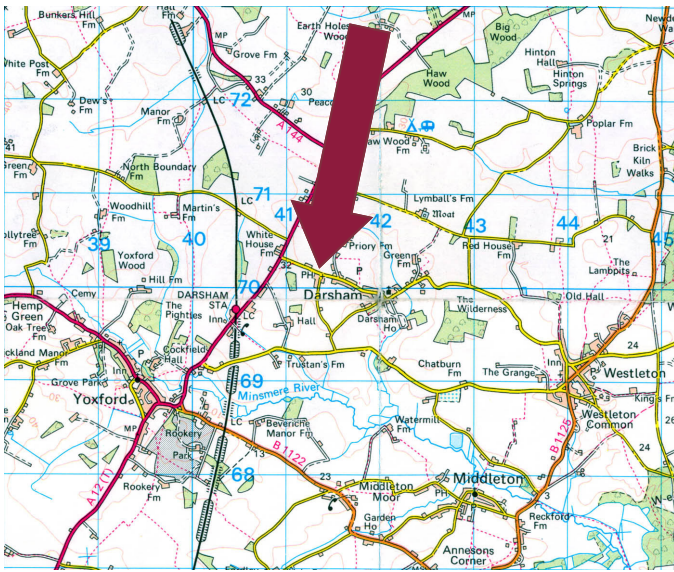
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Please note the following may affect properties in East Suffolk. Proposals exist to build new park & ride sites, lorry parks and railway lines and make road improvements to service the proposed new Sizewell C power station. Further information can be found on the Sizewell C website — www.szcworkstracker.co.uk.

March 2024



Directions

Travelling in a northerly direction on the A12, proceed through the village of Yoxford and pass Darsham railway station on your left and the garage on your right. After approximately half a mile take the right hand turning where signposted to Darsham and Westleton. Continue into the village where 1 Millfields will be found on the left hand side, just before the village hall.

For those using the What3Words app:
[///bets.legwork.lightens](https://www.what3words.com/#!/en/@@@/bets.legwork.lightens)



Need to sell or buy furniture?
 If so, our Auction Centre would be pleased to assist — please call 01728 746323.