

A well presented two bedroom semi-detached house, dating from the 1930s, situated in a convenient location within the village of Hacheston, between Wickham Market and Framlingham.

Offers In Excess Of
£300,000 Freehold
Ref: P7381/C

3 The Street
Hacheston
Woodbridge
Suffolk
IP13 0DW



Sitting room, kitchen/dining room, pantry, utility room and downstairs cloakroom.

Two first floor double bedrooms and well-equipped bathroom.

Off-road parking, shed with power and further stores.

Large front and rear gardens in all extending to 0.1 acres.

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

3 The Street is located in the accessible village of Hacheston, which is almost equidistant between the centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities, as well as primary schools. Framlingham also has secondary schools, Thomas Mills High School and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, Easton Farm Park, a bowls club and cricket club. The Heritage Coast is within about 10 miles, with the popular centres of Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the county town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street.

Description

3 The Street is a spacious ex-local authority house, believed to date from the mid-1930s. It is of predominantly brick construction under a tiled roof and benefits from UPVC double glazed windows throughout and a gas fired central heating system. In recent years, the house has undergone a refurbishment programme and is now presented to a high standard.

The house is generally accessed from the rear garden where a door leads into a lobby, off which is a cloakroom with WC and door to the kitchen/dining room. This has modern units with woodblock work surfaces and a butler sink. In addition is an electric Smeg oven with five ring gas hob. There is also space for a fridge/freezer. Off the kitchen is a sitting room, pantry and also a utility room with space and plumbing for a washing machine and tumble dryer. The sitting room overlooks the front garden and has far reaching views beyond. It is home to a wood burning stove that is flanked on both sides by fitted cupboards. Off the sitting room is a front hallway with door to the exterior and stairs to the first floor landing. Here there is access to two double bedrooms. The principle bedroom enjoys fine views and has built-in wardrobes. The second double bedroom has views over the rear garden and again has a fitted cupboard. Also on the first floor is a spacious bathroom with bath, large shower, WC and hand wash basin. It is also home to the boiler cupboard which has a gas fired combi boiler.

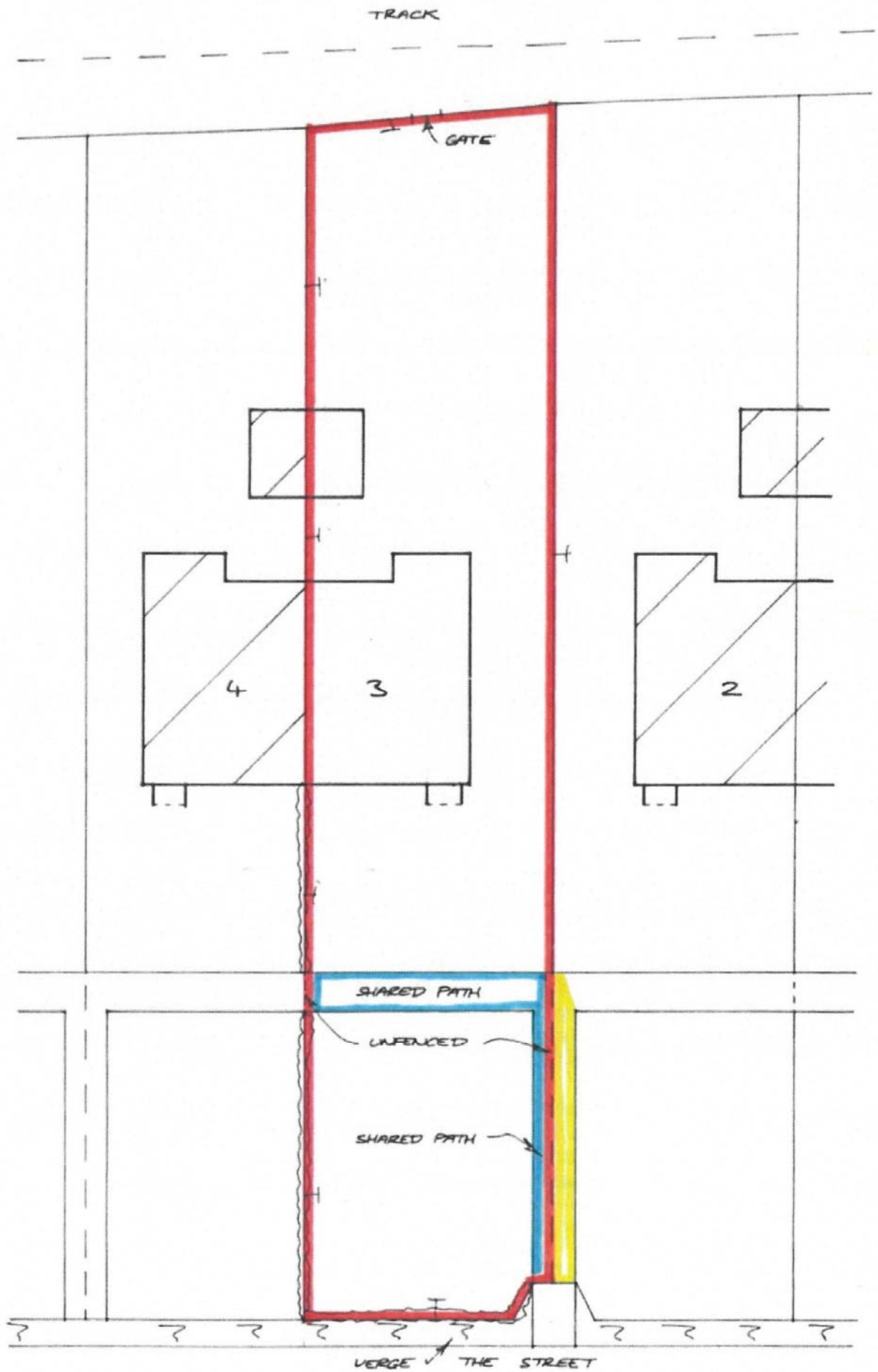
Access is from the rear where there is a substantial parking area which can be rented from the church for £8 per annum. Adjacent to the parking area/track the seller has constructed a shed with power connected. The rear garden is fully enclosed and secure with high level fencing giving it a lovely feeling of privacy. The main area is laid to lawn and has flower borders and a patio area. Steps lead down a patio adjacent to the house where there are three store sheds and a wood store. To the front of the house is a further extensive garden laid to lawn measuring approximately 60' x 30'. The grounds in total extend to approximately 0.1 acres.





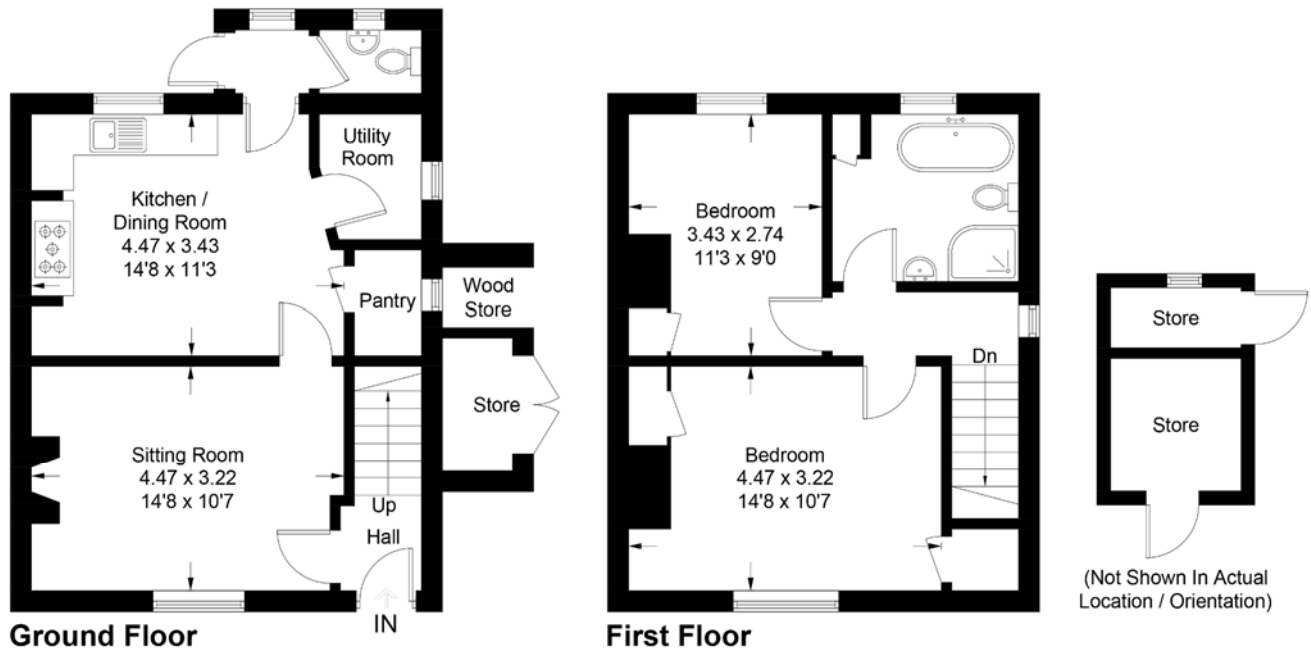






3 The Street, Hacheston

Approximate Gross Internal Area = 81.9 sq m / 882 sq ft
(Excluding Stores)



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 gas. There is a shared, modern sewage treatment plant which is maintained and the responsibility of Flagship Homes. The current charge for no. 3 is approximately £30 per calendar month

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 = C (69)

Council Tax Band A; £1,388.77 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

- 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.
- 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.
- The plan in the particulars shows the property outlined in red. The parking is adjacent to the track. The property has a right of way over the yellow and other households have a right of way over the path shaded blue.

June 2024



Directions

From Framlingham proceed in a southerly direction and pass through the village of Parham into Hacheston. Just before the left hand turn to Marlesford, turn right onto a track. Proceed up the track and bear round to the left where the rear entrance to no. 3 will be found on the left hand side.

What3Words location: ///rush.signified.amounting



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