



46 Ivy Cottages, Easton, Suffolk

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ESTABLISHED 1966

46 Ivy Cottages

Wickham Market Road

Easton

Woodbridge

Suffolk IP13 0ET

- Wickham Market 1.8 miles
- Framlingham 4.5 miles
- Woodbridge 8 miles

DINING ROOM | KITCHEN/BREAKFAST ROOM | SITTING ROOM | PLAY ROOM/STUDY | UTILITY ROOM | CLOAK/SHOWER ROOM | 4 BEDROOMS | FAMILY BATHROOM | BRICK OUTBUILDING | 2 GARDEN SHEDS | PRETTY GARDEN | AMPLE CAR PARKING | ABOUT 0.32 ACRE

46 Ivy Cottage is situated to the East of the sought after village of Easton and enjoys an elevated position with far-reaching views across the surrounding countryside. Built in 1889, the property is semi-detached, built of red brick elevations under a tiled roof. The interior is beautifully presented having been used as a holiday let and has light and spacious rooms, many taking full advantage of the delightful views.

The front door opens to a well-proportioned dining room with ceiling timbers and a period fireplace with pine mantelpiece and storage cupboards to either side. A door opens to the airy kitchen/breakfast room which has pamment flooring and is fitted with a range of shaker style wall and base mounted units with wooden and granite worktops, a Stanley range, integrated dishwasher and space for fridge/freezer.

The sitting room overlooks the garden to the west and features a fireplace housing a wood burner with a period pine mantelpiece, there is oak flooring and recessed spotlights. Doors lead to the playroom which would also be the perfect study and has views to the south. To the rear is a utility room with a sink and base units and a bank of full height cupboards. Back door to garden and door to downstairs shower room.

A staircase rises from the kitchen to the first-floor landing where there are four good sized bedrooms, all with wonderful countryside views. The family bathroom is fitted with a white bathroom suite comprising WC, basin and bath with thermostatic shower and screen.

A beautifully presented semi-detached 4-bedroom cottage in an elevated position with views across the Deben Valley

Guide: £625,000 FREEHOLD



Outside

The cottage is approached via a shingle driveway with parking for numerous cars, flanked by shrubs. A pedestrian gated provides access to the extensive gardens. At the back of the cottage is a brick built garden store which has a lean-to log store and a seating area to the rear with views across surrounding fields. There is also a paved terrace immediately to the rear of the cottage, ideal for outdoor dining and entertaining and two timber sheds.

The garden is principally to the west and north and down to lawn and enclosed by hedgerow and fencing. There are a number of mature pine trees, an apple tree as well as a variety of shrubs. In total the plot extends to just under a third of an acre. Part of the garden is unregistered title and the owners are happy to sign a statutory declaration to confirm that they have used the land for over a decade.

Services

Mains water and electricity are connected. Oil fired central heating via Stanley range. LPG gas for cooking. Private drainage.

Local Authority

East Suffolk District Council – Tax Band D

Directions

what3words – chariots.once.expansion

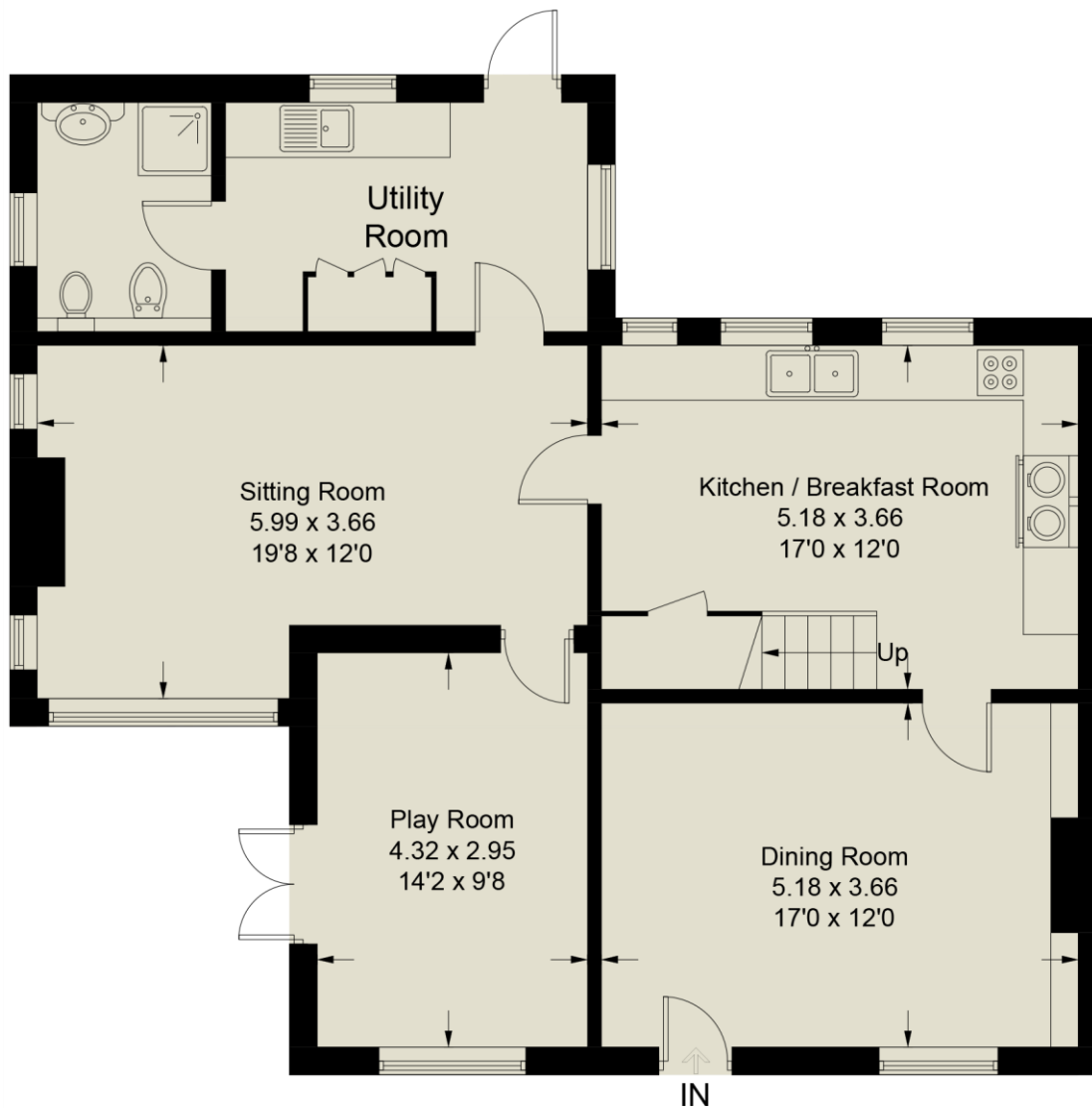
Location

Easton is a picturesque village, nestled in the stunning Deben Valley, with many fine period houses, a renowned pub, The White Horse, as well as a parish church, cricket and bowls clubs. It is known for its landmark 'crinkle crinkle' wall, formerly part of the estate of the Dukes of Hamilton. The village is conveniently located close to the market towns of Wickham Market and Framlingham both which have a good range of local shops, restaurants and small supermarkets. Framlingham also has a number of well-regarded schools. There are a number of excellent local pubs nearby at Kettleburgh, and Cretingham. Woodbridge is also within easy reach and has first rate leisure amenities including sailing, a cinema and a leisure centre. There is branch line rail service from Campsea Ash Station and mainline rail service to London Liverpool Street from Ipswich Station.

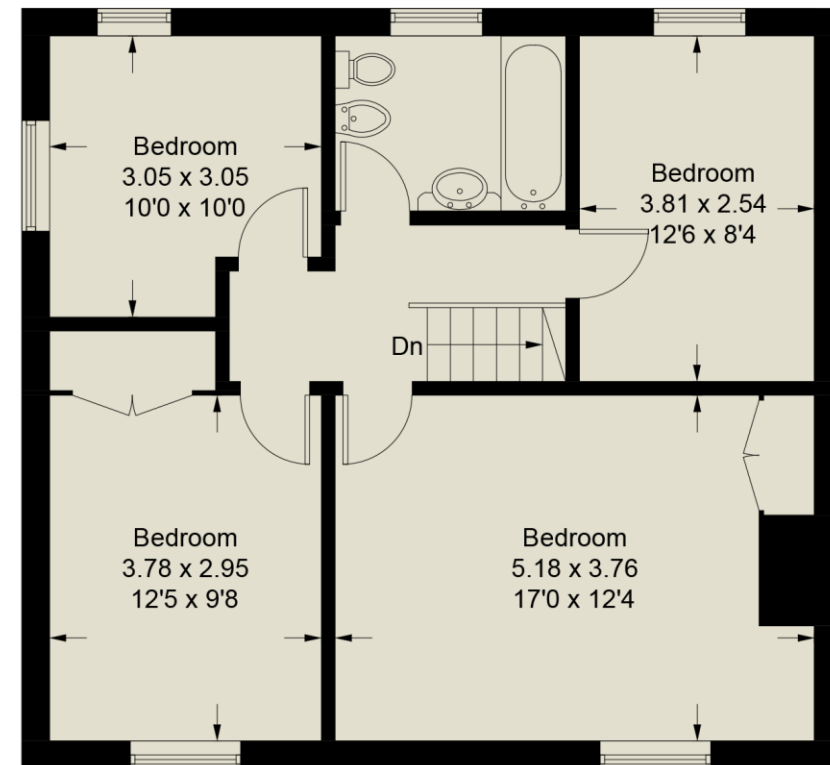


Ivy Cottage, Easton

Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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