



- Stunning Four Bedroom Detached Cottage
- Fabulous 1/4 Acre Plot
- Close Proximity To The A12 And Local Amenities/Schooling
- Three Reception Rooms
- Stylish Fitted Kitchen With Utility Room
- Conservatory
- Four Generous Bedrooms
- Two En-Suites And Family Bathroom
- Double Garage

## Gateway Cottage, Hadleigh Road, Stratford St Mary, Suffolk. CO7 6PE.

We are privileged to present to the market this stunning four bedroom detached cottage set on a fabulous 1/4 acre plot in this sought after village, surrounded by stunning open countryside and yet within close proximity of the A12 and the area's excellent local amenities and schooling. The property has been heavily upgraded and improved by the current owners to create a beautiful family home, with the perfect combination of period charm and modern day living. Internally you are initially greeted by an impressive reception hall, which leads to a total of three reception rooms, a stylish fitted kitchen, spacious utility room, a UPVC conservatory and a stunning traditional-style bathroom suite.



# Property Details.

## Entrance Porch

13' 7" x 7' 6" (4.14m x 2.29m) Entrance door to front aspect, wood floor throughout, radiator, UPVC door to side aspect, internal double doors leading to inner hallway, further door leading to integral garage:

## Integral Garage

15' 6" x 16' 8" (4.72m x 5.08m) Featuring full power throughout, oil fired heating system, x2 electric roller up and over doors, strip light

## Inner Hallway

7' 1" x 7' 3" (2.16m x 2.21m) Exposed brick floor, radiator, stairs to first floor, further doors to:

## Family Bathroom



Wood floor throughout, free standing foot claw bath, vanity wash hand basin with tiled splash back, W.C, chrome wall mounted towel rail, UPVC window to side aspect, extractor fan

## Living Room



12' 6" x 19' 4" (3.81m x 5.89m) UPVC windows to front aspect, radiator, exposed brick chimney breast with space for cast iron log burner, further exposed brick feature wall, variety of communication input/output points, further door to:

## Kitchen



16' 1" x 10' 3" (4.90m x 3.12m) Tiled floor throughout, variety of fitted base and eye level units with oak working surfaces over, inset ceramic sink, drainer and half drainer with mixer tap over, integrated dishwasher, space for range oven with extractor fan over, integrated fridge/freezer, breakfast bar with space for stools under, UPVC window to rear aspect, inset spotlights, stable door leading to:

## Utility Room

10' 8" x 10' 6" (3.25m x 3.20m) Variety of fitted base and eye level units with roll top working surfaces over, space for washer/dryer, American fridge/freezer to remain & space for, inset sink, drainer and mixer tap over, tiled floor, spotlights, UPVC window to rear aspect, UPVC door to rear and side front aspect, radiator, tiled splash backs, large storage cupboard

## Dining Room

11' 5" x 16' 0" (3.48m x 4.88m) UPVC window to front aspect, radiator, double doors to leading to:

## Conservatory



11' 3" x 11' 4" (3.43m x 3.45m) Wood floor throughout, double glazed windows to all aspects, double doors to side aspect leading to rear garden, inset spotlights, wall mounted lights

# Property Details.

## Play Room

6' 8" x 10' 6" (2.03m x 3.20m) UPVC window to rear aspect, radiator, built in storage cupboard with overhead storage, loft access above

## First Floor

### First Floor Landing

UPVC windows to front aspect, inset spotlights, stairs to ground floor, airing cupboard, doors to:

### Master Bedroom



14' 3" x 21' 8" (4.34m x 6.60m) Radiator x2, loft access, built in wardrobes, radiator, UPVC window to side aspect, exposed wooden panel feature wall, further door to:

### Ensuite Bathroom

W.C, walk in shower cubicle with tiled wall behind, inset spotlights, extractor fan

### Bedroom Two

12' 6" x 8' 0" (3.81m x 2.44m) UPVC window to front aspect, radiator, storage cupboard, further door to:

### En-suite Bathroom

W.C, pedestal wash hand basin, double width shower with tiled wall behind, inset spotlights, extractor fan

### Bedroom Three

9' 0" x 8' 4" (2.74m x 2.54m) UPVC window to rear aspect, built in cupboards x4

### Bedroom Four

6' 2" x 9' 3" (1.88m x 2.82m) Radiator, loft access, UPVC window to rear aspect, over stairs cupboard

## Garden, Outside & Parking



This home occupies an impressive plot and features a garden of a 'wrap-around design' allowing for any prospective purchaser/sun worshiper to enjoy the full benefits of this incredible garden. The front of the property features a low white picket fence, enclosing a lawn area with an attractive mature tree, with the boundaries being formed by well maintained hedge borders. The hedge borders provide maximum privacy from the road.

The main section of the garden, is positioned to the side of the property and is accessible from the utility area and conservatory. The garden has been meticulously landscaped by the current vendors and features a large patio area with a semi-circle lawn area which is enclosed by stone chippings. The garden features an array of mature shrubs, hedges, trees and plants throughout. Beyond the immediate garden, is a further large garden space which is predominately laid to lawn and features two vegetable patches and has the benefit of both a greenhouse & garden shed (of which are to remain). To the rear of the property, there is a cleverly designed seating area, suitable for an additional outdoor furniture set/dining area, featuring a large patio area & once again an array of attractive shrubs.

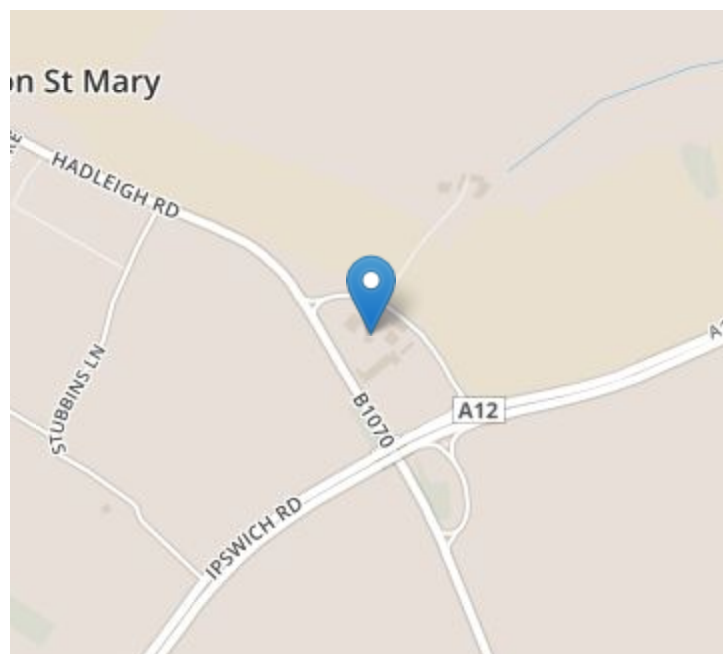
This stunning homes comes complete with a double garage, with the current vendors recently having the driveway resurfaced, providing off road parking for two vehicles. The garage features full power and two electric up and over roller doors.

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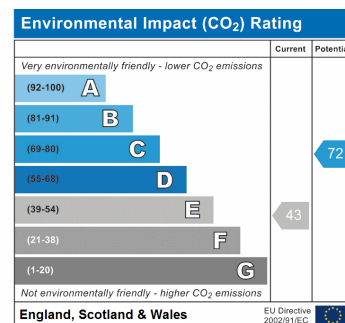
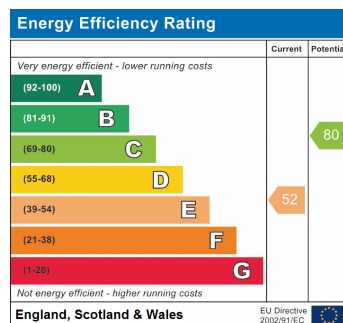
## Floorplans



## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.