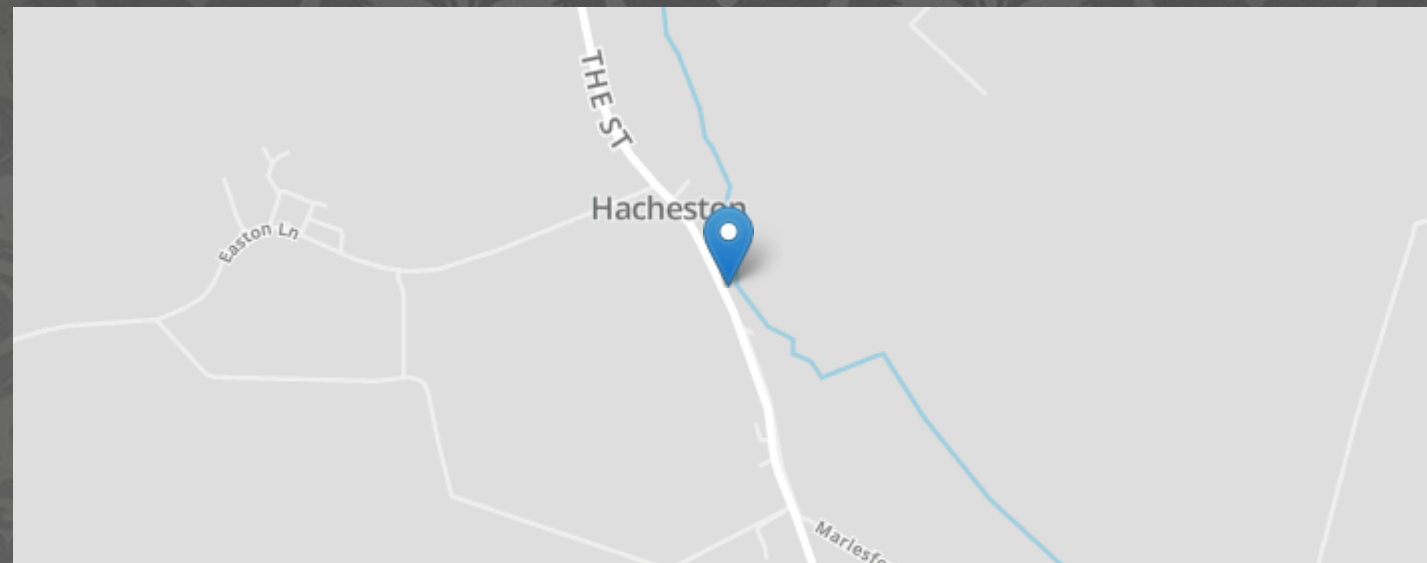


The Street, Hacheston, Woodbridge



- SEMI-DETACHED THREE BEDROOM ECO-FRIENDLY FAMILY HOME
- SEPARATE SITTING ROOM AREA
- PRIVATE REAR GARDEN
- ELECTRIC CAR CHARGING POINT
- CLOSE TO WOODBRIDGE, FRAMLINGHAM AND WICKHAM MARKET
- ENERGY RATING B
- OPEN-PLAN KITCHEN/DINING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFF ROAD PARKING
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- EASY ACCESS TO A12

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



The Street, Hacheston, Woodbridge

Located in the popular village of HACHESTON, close to Woodbridge, Wickham Market and Framlingham, is this SEMI-DETACHED THREE BEDROOM ECO-FRIENDLY FAMILY home, with GARDEN and off road PARKING. Recently built (2023 completion), accommodation comprises entrance hall, kitchen/dining room, sitting room, three bedrooms with an EN-SUITE to bedroom one, and a family bathroom. The property has been built to a high standard and has the added benefit of an air source heat pump, ELECTRIC CAR charging point and SOLAR PANELS. An internal viewing is highly advised to appreciate the deceptively spacious accommodation on offer.

£340,000

The Street, Hacheston, Woodbridge

Entrance hall

Stairs to first floor, door to:

Kitchen/dining room

6.74m x 3.80m (max) (22' 1" x 12' 6" (max) Dual aspect room with windows to front and rear, space for a family dining table and a range of matching base and eye level units with worktops over, kitchen island with breakfast bar and space for seating/bar stools. There is a sink, built-in double oven, hob with extractor over and integrated appliances, including a fridge/freezer, washing machine and dishwasher. Door to downstairs cloakroom and step down to:

Sitting room

4.62m x 3.08m (15' 2" x 10' 1") Dual aspect room with window to side and French doors to rear, overlooking and leading into the garden. Storage cupboard housing the hot water tank and controls, door to:

Downstairs cloakroom

Hand wash basin and WC.

First floor landing

Access to cupboard and doors to all three bedrooms and the family bathroom.

Bedroom one

3.64m x 3.08m (11' 11" x 10' 1") Two steps lead down from the landing to bedroom one with window to rear, overlooking the garden. Door to:

En-suite shower room

2.00m x 1.18m (6' 7" x 3' 10") Walk-in shower, hand wash basin and WC.

Bedroom two

4.34m x 2.45m (14' 3" x 8' 0") Window to front.

Bedroom three

2.69m x 2.30m (8' 10" x 7' 7") Window to front.

Family bathroom

2.46m x 2.27m (8' 1" x 7' 5") Window to rear, bath with shower over, hand wash basin and WC.

Outside

The front of the property has been block paved, providing off road parking for two vehicles. A pathway leads to the front door, as well as a side gate, which gives access to the rear garden.

The split-level rear garden, leading to the River Ore, has beautiful views across open fields, There is a patio area to the immediate rear of the property, ideal for outdoor entertaining, with the remainder mainly laid to lawn, enclosed by wooden fencing.

Important information

Tenure - Freehold.
Services - we understand that mains electricity, water and drainage are connected to the property. Heating is via an air source heat pump and the property benefits from solar panels with 'inline' photovoltaic panels which supplement the electricity usage.
Council tax band D.
EPC rating B.
Our ref: SM/elr.

Agents note

Please note that there is a management fee payable, with an estimated initial charge in the region of £100 per annum. This fee is to cover the maintenance of the communal areas.

Location

Hacheston is a small village, with it's own church and village hall, situated between the towns of Wickham Market and Framlingham. Easton Farm Park is a short drive away, as is the Suffolk Heritage Coast and the popular market town of Woodbridge, which lies along the River Deben, where you can find an abundance of restaurants, bars, coffee houses and independent boutiques. For the commuter, there is easy access to the A12 and railway stations are located at both Framlingham and Woodbridge, with a link to Ipswich, which in turn has a direct link to London Liverpool Street.

Directions

Using a SatNav, please use IP13 0DR as the point of destination.

Disclaimer

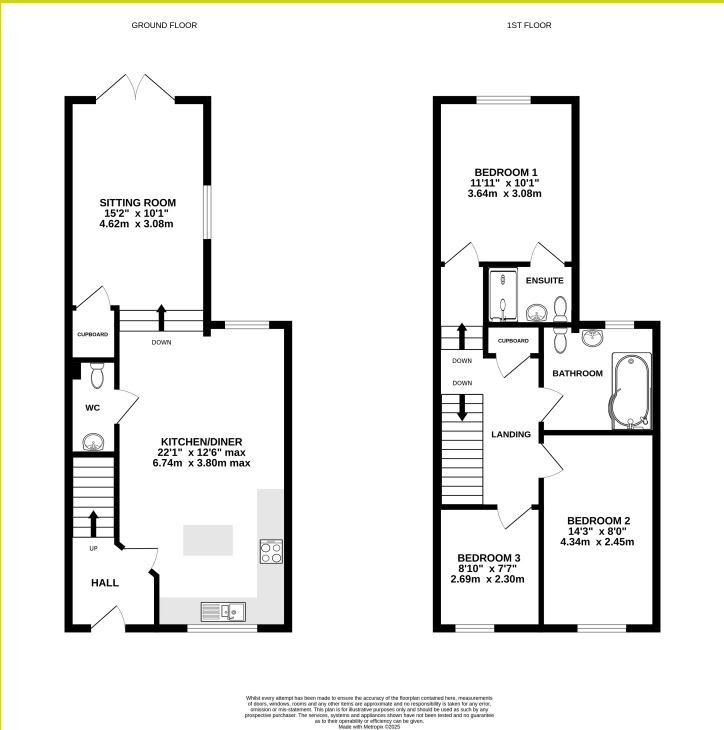
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The Street, Hacheston, Woodbridge

information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

