



Field House, School Corner
Cratfield, Suffolk IP19 0BN

**MUSKER
McINTYRE**
ESTATE AGENTS

A link-detached four bedroom house built in the 1980's and situated in the centre of the village with the opportunity to extend (subject to planning) and would also benefit from some refurbishment.

Accommodation comprises briefly:

- Hallway with cloakroom
- Sitting room with open fire
- Kitchen and side passage with utility
- Dining room
- Four bedrooms
- Bathroom
- Deep front garden and rear enclosed garden
- Attached garage
- Oil central heating
- Fully double glazed
- Drive with plenty of parking



Property

A front door leads into a large hallway where the stairs lead to the first floor. There is a cloakroom and plenty of under stairs storage. Off the hall is the sitting room with a brick fireplace and a bay window overlooking the front garden. A good sized dining room at the rear leads to the kitchen which again overlooks the rear garden and the oil central heating boiler is housed here. A door to the side leads to a long side passage which has a utility area at the rear. Doors give access from the front and rear garden. There are four bedrooms, the main bedroom is particularly spacious with built-in wardrobes. The bathroom is fitted with a w.c. a hand basin and a bath with a shower attachment.

This fully double glazed house has been a well loved family home for some time, and now would appeal to new owners willing to undertake a programme of updating and refurbishment.



Outside

To the front is parking area leading to a five bar gate which opens into a deep front garden, where there is plenty of space for more parking. A single attached garage is also linked to the neighbours passage and garage. To the other side of the house there is access to the rear garden. The rear garden is contained by mature shrubs and mainly lawned with a paved area to the rear of the garage and utility room with a further patio area at the bottom of the garden.

Location

The property is situated in the centre of this Suffolk village. Cratfield is 7 miles from the market town of Halesworth. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings - which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the glorious beaches of Southwold, Dunwich and Walberswick are a 40-minute drive away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil central heating. All mains connected.
Energy Rating: tba

Local Authority:

East Suffolk District Council
Tax Band: D
Postcode: IP19 0HF

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

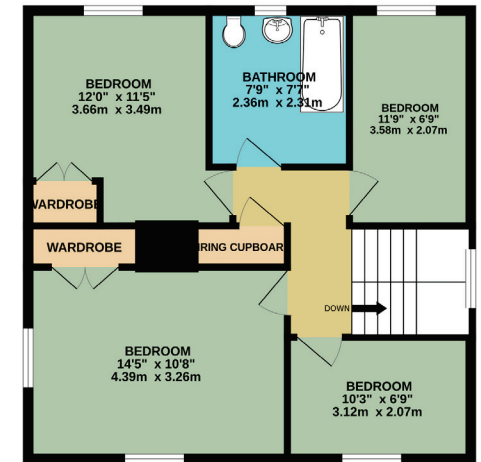
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £350,000

GROUND FLOOR
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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