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The Street, Horham,
Nr Eye, Suffolk.

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ESTATE AGENTS

This beautifully presented detached Victorian cottage has been sympathetically refurbished to an extremely high standard by the current owners and sits in pretty, established gardens in the delightful village of Horham. The property benefits from ample car parking and detached garage.

Accommodation comprises briefly:

- Entrance Porch
- Kitchen/Dining Room with exposed beams and timbers
- Utility Room
- Ground Floor Shower Room
- Sitting Room with exposed beams and timbers
- First Floor Landing
- Master Bedroom with En-Suite WC
- Further Double Bedroom with spacious storage cupboard
- Detached Garage with small office space at the rear
- Off-road Parking for several vehicles
- Attractive Gardens



The Property

A solid timber door leads into the porch with window to the side aspect and plenty of space for hanging coats. A door leads into the kitchen/dining room which is double aspect and fitted with a range of traditional style hand-built units with solid wood work surfaces, Butler sink, central island unit, cupboard housing the hot water tank and new double radiator. The 'Leisure range style' cooker is included in the sale. The utility is off the kitchen and has a stable door leading to the rear, porcelain wood effect tile flooring, solid wood work top with space and plumbing under for a washing machine and dishwasher, stainless steel sink with cold water and tap, window to the side aspect and double radiator. A door leads into the shower room which has a lofted ceiling, porcelain wood effect tile flooring and suite comprising a large corner shower cubicle, wash basin with off-floor storage under, WC with maserator, Velux window and designer radiator.

The sitting room has double doors opening to and with lovely views across the garden and a brick fireplace housing the wood burning stove which creates a cosy focal point. A circular window overlooks the front aspect with designer radiator underneath, shelving and enclosed understairs cupboard. Stairs rise from the sitting room to the first floor landing with loft access hatch and doors to both bedrooms. The spacious master bedroom is double aspect with a range of built-in wardrobes, shelving and cupboard over the stairs. A hanging sliding door opens into the en-suite WC with wash basin, radiator incorporating a towel rail and window to the rear aspect. The second bedroom is also double aspect with a spacious storage cupboard.







Outside

A shingled driveway and parking area leads to the detached garage with up and over door, power and light connected. To the rear of the garage is a small office space with internet connection and side door. To the rear of the cottage a gate opens and leads to the attractive garden which is situated to the side of the property and is fully enclosed with new fencing at the rear. The garden is laid to lawn with two paved seating areas and established flower beds which are well stocked with a variety of flowering plants and shrubs. There are several mature trees including a pear and fig tree. Two garden sheds are included in the sale.

Location

The property is situated in the desirable village of Horham which has a village store/post office, church and an active community centre. Further facilities are available in Stradbroke and Eye, which include butchers, bakers, doctors, larger store, schools and a variety of sporting facilities. Framlingham is only 12 miles away and is a popular Suffolk town. The town is home to the renowned Framlingham College and Thomas Mills High School. The market town of Diss is around 10 miles away and has a mainline railway station to London Liverpool Street. Horham is also central to many surrounding places of interest such as Norwich, Bury St Edmunds, Harleston and the coastal towns of Southwold and Aldeburgh.

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 fired radiator central heating. External floor mounted boiler installed 4 years ago.
Mains drainage, water and electricity are connected.
Energy Rating: D

Local Authority:

Mid Suffolk District Council
Tax band: C
Postcode: IP21 5DX
What3Words: evoke.enrolling.absorb

Tenure

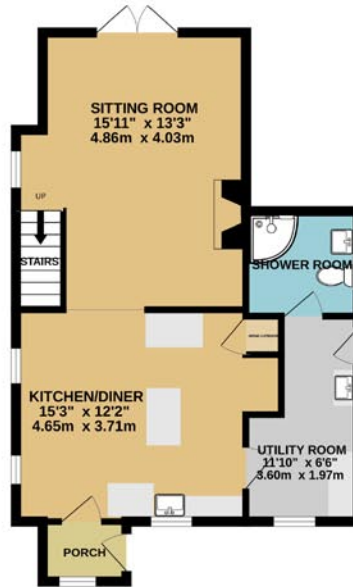
Vacant possession of the freehold will be given upon completion.

Agents' Note

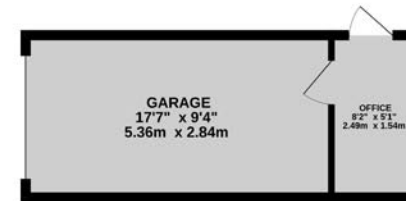
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £365,000

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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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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