



3 OPTNEY COTTAGES

HIGH STREET, SUFFOLK, IP17 3QQ



This charming mid terrace cottage offers off road parking, two double bedrooms and a wonderful garden to the rear of the property with sauna and outdoor office!

As you enter the property through the front door, you are welcomed into a charming sitting and dining room. This inviting space, which overlooks the front of the house, is highlighted by a woodburner that serves as the room's main focal point. Moving further into the home, you will discover the kitchen, which was tastefully renovated in 2023. This modern kitchen features a variety of wall and base units, offering ample storage and functionality. The kitchen seamlessly connects to a bright conservatory, where double doors open out to the garden, providing an ideal space for indoor-outdoor living. Adjacent to the kitchen is the bathroom, equipped with a full suite including a bath with an overhead shower, a basin, and a toilet, ensuring convenience and comfort.

Heading upstairs, the first bedroom is a spacious double room, complete with a built-in cupboard. The second bedroom, also a double, overlooks the rear of the property so you can enjoy the view of the garden.

Outside, the front of the property includes off-road parking for one vehicle. At the rear, you'll find a beautifully maintained garden, featuring mature shrubs and tree. At the far end of the garden, there is a charming wooden lodge, perfect for use as a home office or for accommodating visiting guests. Additionally, the property boasts a sauna, ideal for use all year round!

TENURE - Freehold

SERVICES Mains water and electricity are connected. Heating is provided for by way of an oil heater in the lounge and electric heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band A

EPC – E

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



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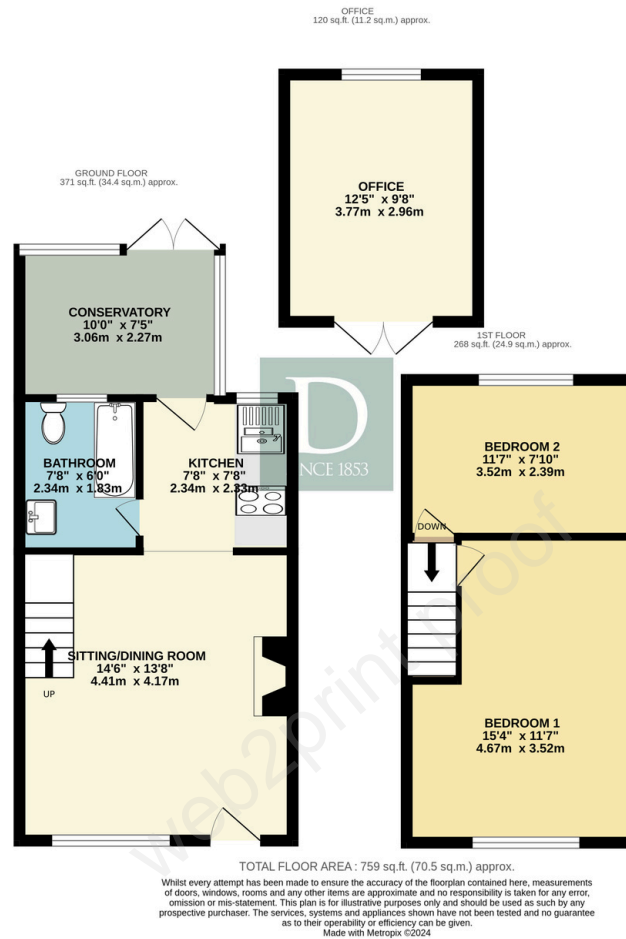
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OFFERED CHAIN FREE

## FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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### CONTACT US

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