



SCHOOL LANE, EASTON, SUFFOLK

A charming period property, with a contemporary feel, situated in the highly sought after village of Easton *4 BEDROOMS* STUNNING KITCHEN* PLENTY OF OFF ROAD PARKING*

LOCATION Easton is approximately five minutes drive from the A12 and is a pretty, sought after village located between the towns of Woodbridge and Framlingham. Easton Village itself is well serviced by both its own primary school and falls within the catchment for the highly sought after Thomas Mill High School. The local public house, The White Horse, recently refurbished and under new management offers a varied menu to suit both lunchtime and evening dining. The village has both a cricket and a bowls club, and Easton Farm Park is a local attraction for family days out, running a number of events throughout the year. The nearby railway station at Campsea Ashe is just 5 minutes drive, has a direct link through to London Liverpool Street. Framlingham offers a range of independent shops, cafes and restaurants and is known for its twelfth century castle. Woodbridge is on the River Deben offering many walks, cinema, swimming pool and gym.



GUIDE PRICE: £475,000

- *Entrance Hall**
- *Sitting Room**
- *Snug/Playroom**
- *Kitchen/Dining Room**
- *Utility and Downstairs Cloakroom**
- *Master Bedroom with En Suite Shower Room**
- *Three Further Bedrooms**
- *Family Bathroom**
- *Garden**
- *Off Road Parking for several vehicles**

SCHOOL LANE – INTERIOR A large wooden door with windows either side welcomes you into a bright Entrance Hall which benefits from oak flooring, and exposed timbers, and has a stable door at the opposite end leading to the rear garden. The Sitting Room to the left of the Entrance Hall is a contemporary room with bi-fold doors to the garden and is extremely spacious. Opposite the Sitting Room is a Snug/Playroom which was part of the original cottage and has a working fireplace with brick surround and a deep set storage recess. A door leads through into a lobby (this is currently hidden by furniture). There is a downstairs cloakroom off the lobby with a wc and corner wash hand basin. The stunning Kitchen has a wealth of wall and base units with quartz stone work surfaces, space for a six burner range cooker, a wine rack fitted in the chimney breast, integral dishwasher and space for a large fridge/freezer, as well as an ingenious pantry/bakers cupboard with working surface, shelves and deep drawers. As the Kitchen is of such a generous nature there plenty of room for dining. The original front door is in the Kitchen but not used by the current owners. The Utility Room is off the Kitchen and has space for a washing machine and tumble dryer, with shelving, giving plenty of additional storage.

A bespoke staircase leads to the first floor which has a large square landing and is flooded with light from the velux window. To the right is a Dressing Room which in turn leads into the Master Bedroom which is dual aspect and overlooks the garden. The Master bedroom also has an En-Suite Shower Room comprising; corner shower, wc, wash hand basin, tiled floor and heated towel rail. To the right of the landing is a further space which could be used as a library, through a door is another space would make a great small study area. There are three further double bedrooms (one being a small double or large single) all with windows overlooking the front. The Family Bathroom has a bath, large corner shower and wash hand basin set in attractive stand, wc, tiled flooring and window overlooking the rear garden. This completes this very versatile accommodation and is a MUST SEE.



SCHOOL LANE - EXTERIOR The property has a small border to the front, and to the side there is a shared driveway which this property owns and the neighbouring properties only have right of way over which leads to the rear of the property, where you will find ample parking for several vehicles and there is plenty of space, subject to planning for a cart lodge (if required). To the right of the front door of the property there is a bin store and log store. To the rear of the property a garden gate leads you into the enclosed rear garden which is mainly laid to lawn, in one corner there is a home office which is fully insulated, with power and light and internet connection. A few steps down lead to a lovely patio area with raised beds and plenty of space for outside dining.



TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Suffolk Coastal District Council

Tax Band – D

EPC – E

Post Code - IP13 0ES



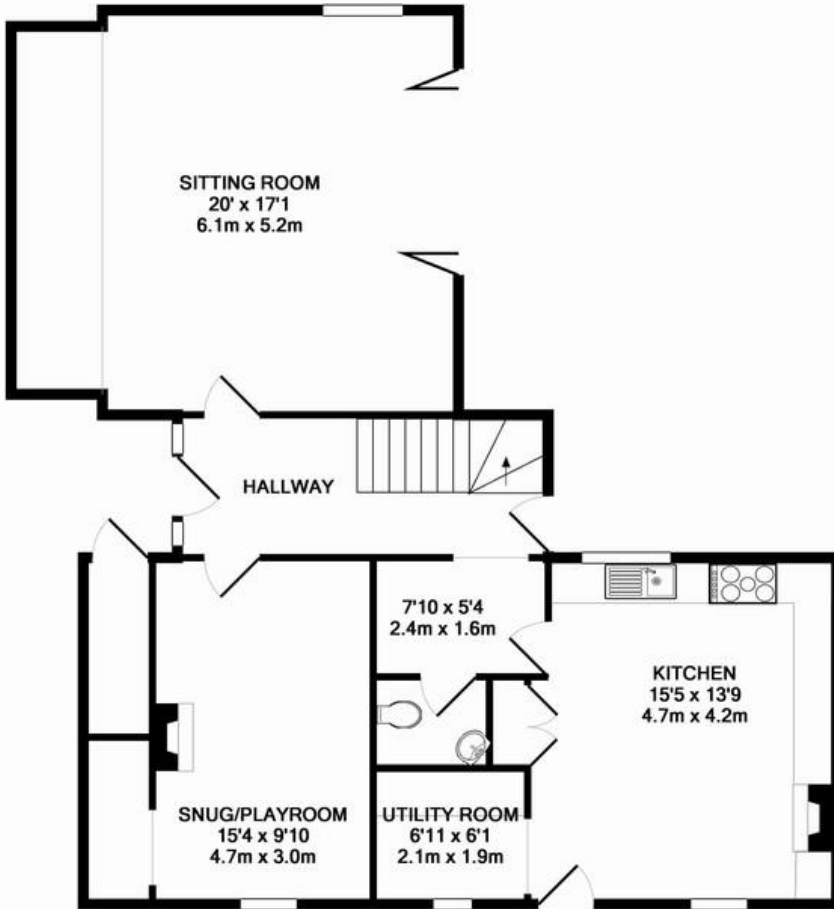
SERVICES Oil fired central heating, open fireplace to Snug, mains drains, water and electricity

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

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



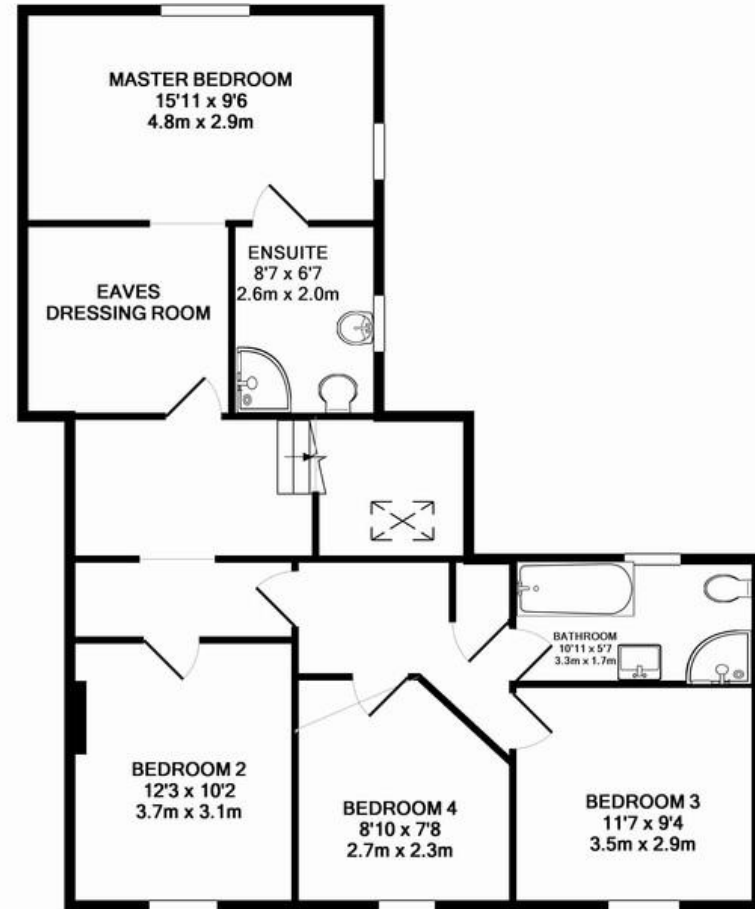




GROUND FLOOR
APPROX. FLOOR
AREA 978 SQ.FT.
(90.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1850 SQ.FT. (171.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 872 SQ.FT.
(81.0 SQ.M.)



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