



13 Old Rectory Gardens, Occold

Harrison Edge
Estate Agents

This detached family house offers expansive four bedroom living along with an extensive ground floor, all set within discreet well established grounds. Approached via a Private drive, the property presents a commanding impression and includes a double garage to one side.

- Extended family house
- 4 Bedrooms
- 2 En suite shower rooms
- Conservatory
- Breakfast room
- Double garage

Location

13 Old Rectory Gardens sits within the attractive heart of the village and as the name implies, is close to the Church. The Private cul de sac is well established and designed with each property set extremely well in relation to its neighbours. This particular house is one of only two, the other being a neighbouring bungalow, which sit off the principal cul de sac road, nicely tucked away to one side. The abundance of trees, shrubs and hedging creates a pleasing overall picture further enhanced by the historic Parish Church. The village has an active community spirit and supports a Primary School, pub and newly built Village Hall (2009) which combine with other traditional village activities and groups to provide interest throughout the year. Occold is only around 2-3 miles from Eye in addition to being just off the road to Debenham (and onto Woodbridge and Ipswich etc) and a pleasant 'scenic route' to Framlingham. The town of Eye provides extensive everyday shopping facilities along with Health Centre, Library, High School with Sixth Form Centre, restaurants and tea rooms which collectively appeal to a wide range of age groups.

Description

13 Old Rectory Gardens is an extended four bedroom detached family house with double garage all within an interesting plot ideal for the gardener looking to indulge themselves - a good size greenhouse is being included in the sale. Internally, the property offers four first floor bedrooms two of which have shower rooms en suite and two enlarged and enhanced as a result of an extension. Likewise downstairs, the social kitchen now has a

Breakfast Room adjoining along with a Utility Room. The good size hallway serves as a hub to ground floor and includes access to the lounge and dining room. Beyond the lounge a sizeable Conservatory provides an excellent spot to enjoy the garden and all round setting. Windows are double glazed and oil fired radiator heating installed.

Entrance Hall

An outer PVCu door opens to a welcoming space from where panelled doors lead off to various ground floor spaces. Stairs to one side rise to the first floor accommodation with an open area beneath. Single radiator. Coved ceiling. Two PVCu double glazed windows to the front, either side of the entrance door.

Cloakroom

Fitted with a suite comprising vanity washbasin and low level wc. Tiling. Single radiator. PVCu double glazed window.

Lounge 5.79m x 3.68m (19' x 12'1)

Featuring a central chimneybreast with open fireplace and wood burning stove set on a marble hearth. PVCu double glazed window to the front elevation and French windows lead through to the Conservatory. Two double radiators. Television point etc. Coved ceiling. An archway leads through to the Dining Room.

Dining Room 3.63m x 2.69m (11'11 x 8'10)

PVCu double glazed window to the rear. Coved ceiling. Single radiator.

Kitchen 3.63m x 2.79m (11'11 x 9'2)

Fitted with a good range of units providing cupboard and drawer storage options along with worktop and ceramic single drainer sink unit complete with drainer bowl and mixer tap. Plumbing for dishwasher. Single oven with LPG four ring hob above along with chimney hood. Kickspace heater. A PVCu double glazed window provides an outlook to the garden at the rear. A wide opening leads through to the Breakfast Room.

Breakfast Room 3.48m x 3.00m (11'5 x 9'10)

With French windows leading out to the gardens. Single radiator. Coved.

Utility Room 2.74m x 1.55m (9' x 5'1)

With PVCu double glazed window to the front elevation and matching PVCu double glazed stable type door leading outside. Further worktop with ceramic single drainer sink unit with drainer bowl and mixer tap. Single radiator with thermostatic radiator valve. Plumbing for washing machine and external vent for tumble drier. A Thermecon oil fired boiler supplies domestic hot water and radiators. Extractor fan.

First Floor Landing

With stairwell window providing good natural light. Gallery balustrading. Access to loft space. Built in airing cupboard housing hot water storage tank fitted with immersion heater.

Bedroom 1 4.11m x 3.05m Max (13'6 x 10' Max)

Fitted with a bank of wardrobes and two PVCu double glazed windows providing an outlook to the garden at the rear and the attractive backdrop beyond. Television point. The room leads onto the...

En Suite Shower Room

Fitted with a suite comprising bidet, pedestal wash basin, low level wc and tiled shower enclosure complete with Mira Sport shower. Single radiator with thermostatic radiator valve. Tiled floor and walls. Light/shaver point. Extractor fan and PVCu double glazed window.

Bedroom 2 5.77m x 2.62m Max, Narrows to 2.31m (18'11 x 8'7 Max, Narrows to 7'7)

Benefitting from the earlier extension, as the previous bedroom creating a roomy 'twin' room complete with a pair of PVCu double glazed windows to the front. Fitted bank of wardrobes. 2 single radiators, one with thermostatic radiator valve. Television point.

Bedroom 3 3.66m x 3.38m plus door recess. (12' x 11'1 plus door recess.)

With PVCu double glazed window to the rear and a view across the garden. Coved. Telephone point. Single radiator. Access to loft space.

En Suite Shower Room

Fitted with a suite comprising vanity wash basin with cupboards under, low level wc and tiled shower cubicle fitted with Aqualisa Aquastream shower unit. Extensive ceramic tiling across walls and floor. Single radiator. PVCu double glazed window to the rear.

Bedroom 4 2.79m x 2.31m (9'2 x 7'7)

With PVCu double glazed window to the front elevation. Single radiator. Fitted desk corner unit, work area and shelving.

Bathroom

Fitted with a suite comprising panelled bath with shower attachment over plus Triton shower unit. Low level wc and pedestal wash basin. Tiled floor.

Outside

The house sits back from the road and off the cul de sac road, along a further driveway just leading to this property and one other property, a bungalow. The approach and frontage strikes an impressive note with DOUBLE GARAGE set to one side. Gravel parking extends across the front of the house and will accommodate a number of vehicles. Side gates at either side of the house lead to the interesting and mature garden planted with much variety and set within close boarded fencing to the boundaries. Lawn intersperses with planted borders, beds and sitting out areas along with an ornamental pond with filtration unit.

Services

The vendor has confirmed that the property benefits from mains water, electricity and drainage.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars. The owners within the close contribute £50pa to the Rectory Gardens Residents Association for maintenance of the roadway.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be

made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

13 Old Rectory Gardens, Occold, IP23 7PD

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: +44 (0) 300 123 4000

Council Tax

The property has been placed in Tax Band E.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

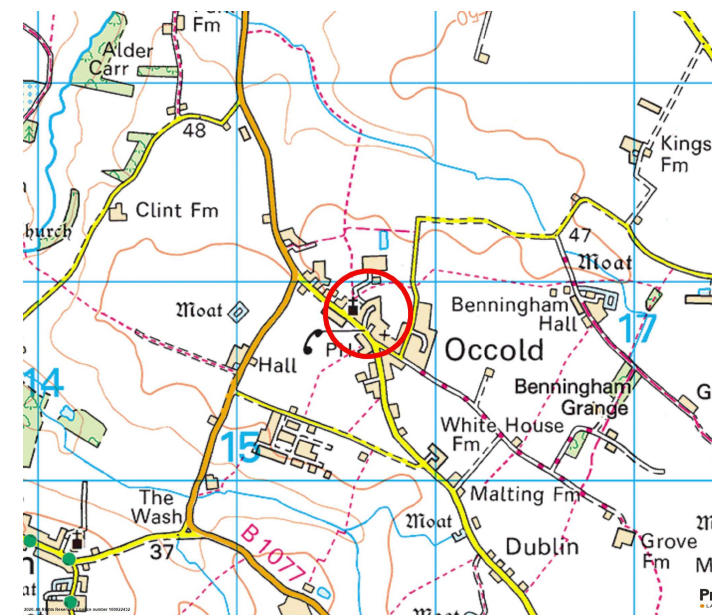
By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

From Eye follow the B1077 directly through the town onwards to Occold. Turn left into the main village area and Old Rectory Gardens will be seen on the left just after the Church. No 13 is set back off to the right.

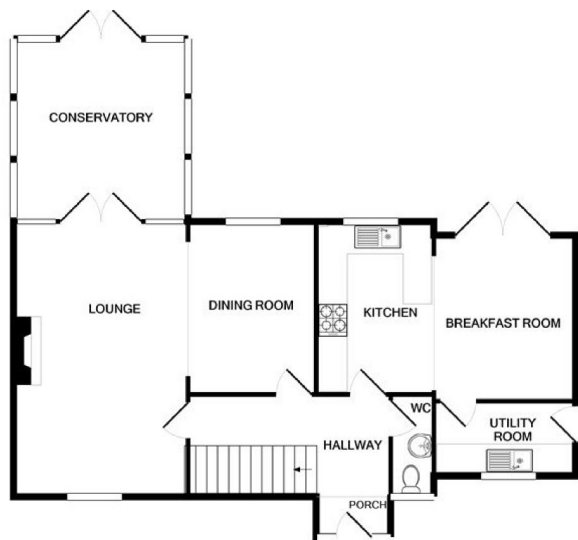
Enquiries

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	70
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	48	61
EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 882 SQ.FT.
(81.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1597 SQ.FT. (148.3 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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Energy Performance Certificate



13, Old Rectory Gardens, Occold, EYE, IP23 7PD

Dwelling type: Detached house
Date of assessment: 14 February 2020
Date of certificate: 14 February 2020
Reference number: 8390-7122-6500-4944-4292
Type of assessment: RdSAP, existing dwelling
Total floor area: 151 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

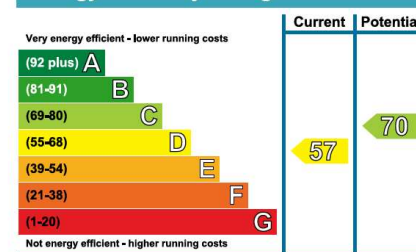
Estimated energy costs of dwelling for 3 years:	£ 3,864
Over 3 years you could save	£ 615

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 279 over 3 years	
Heating	£ 2,964 over 3 years	£ 2,712 over 3 years	
Hot Water	£ 510 over 3 years	£ 258 over 3 years	
Totals	£ 3,864	£ 3,249	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 132
2 Low energy lighting for all fixed outlets	£50	£ 99
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 240

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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