



11 Cheyney Green, Darsham, Saxmundham, Suffolk, IP17 3FA

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Bedfords

ESTABLISHED 1966

11 Cheyney Green Darsham Saxmundham Suffolk IP17 3FA

- Dunwich 4.5 miles
- Saxmundham 6 miles
- Southwold 9.5 miles

ENTRANCE HALL | KITCHEN/DINER | SITTING ROOM | 2 BEDROOMS | EN SUITE SHOWER ROOM | FAMILY BATHROOM | GARDEN STUDIO | DETACHED DOUBLE GARAGE | CAR PARKING | LANDSCAPED GARDEN

11 Cheyney Green is a beautifully presented detached property, built in 2020 by Sunbury Homes. Built of brick cavity walls under a pantile roof, the property has a B rated EPC with many energy-efficient features including with uPVC double glazing throughout and LED downlights.

The interior is beautifully presented with vaulted ceilings and light and airy rooms overlooking the stunning rear garden. There is natural wooden flooring throughout with large ceramic tile flooring in the kitchen and bathrooms.

The generous L-shaped entrance hall has built-in storage cupboards and doors off to all of the rooms. The sitting room is triple aspect and has doors opening to the garden and a wood burner. The kitchen also has doors opening to the garden and is fitted with a range of wall and base mounted units with composite stone worktop and integrated 4 ring ceramic hob, stainless steel air cleaner, Bosch double oven and integrated dishwasher. There is space for a washing machine.

The main bedroom has an en suite shower room with a walk-in shower, basin and WC. There is a second bedroom and a bathroom with bath, shower, handbasin and WC.

A superb energy efficient single-storey dwelling, presented in immaculate condition, with a studio and beautiful garden.

Guide: £475,000 FREEHOLD



Outside

The property has a block paved driveway which leads to the detached double garage which features twin electric roller doors and a side access. The rear garden has been landscaped by the current owner who has also built an excellent timber clad garden studio with a separate cloakroom, perfect as a home office or gym.

Accessed off the sitting room and kitchen is a paved terrace, perfect for outdoor entertaining. The garden is laid to lawn with a number of specimen trees, well stocked colourful shrub borders and a block paved seating area. To the rear of the garage is a useful storage area and raised beds.

Services

Mains water, electricity and drainage connected. Underfloor heating via air source heat pump. Superfast broadband is available (Ofcom).

East Suffolk District Council – Council Tax band D.

Location

Darsham is conveniently located just off the A12 and has a range of period and modern houses, an active village hall, a fine Norman church and a popular pub, The Fox. There are some excellent amenities nearby including a farm shop and a service station with a convenience store. The Suffolk Coast including Dunwich and RSPB Minsmere are both approximately 4 miles away and Aldeburgh, Thorpeness and Southwold are all within easy reach. Everyday facilities are available at Saxmundham and Halesworth (both approx. 6.5 miles), which both have supermarkets and a good range of shops and amenities. Transport links are excellent, with branch line rail service from Darsham Station and Saxmundham connecting to London via Ipswich and the A12 provides easy access to both Ipswich and Norwich.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

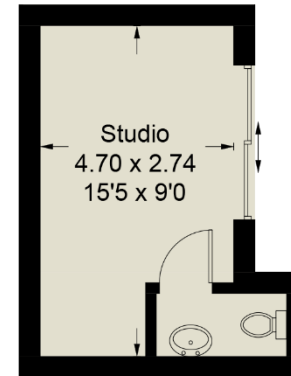
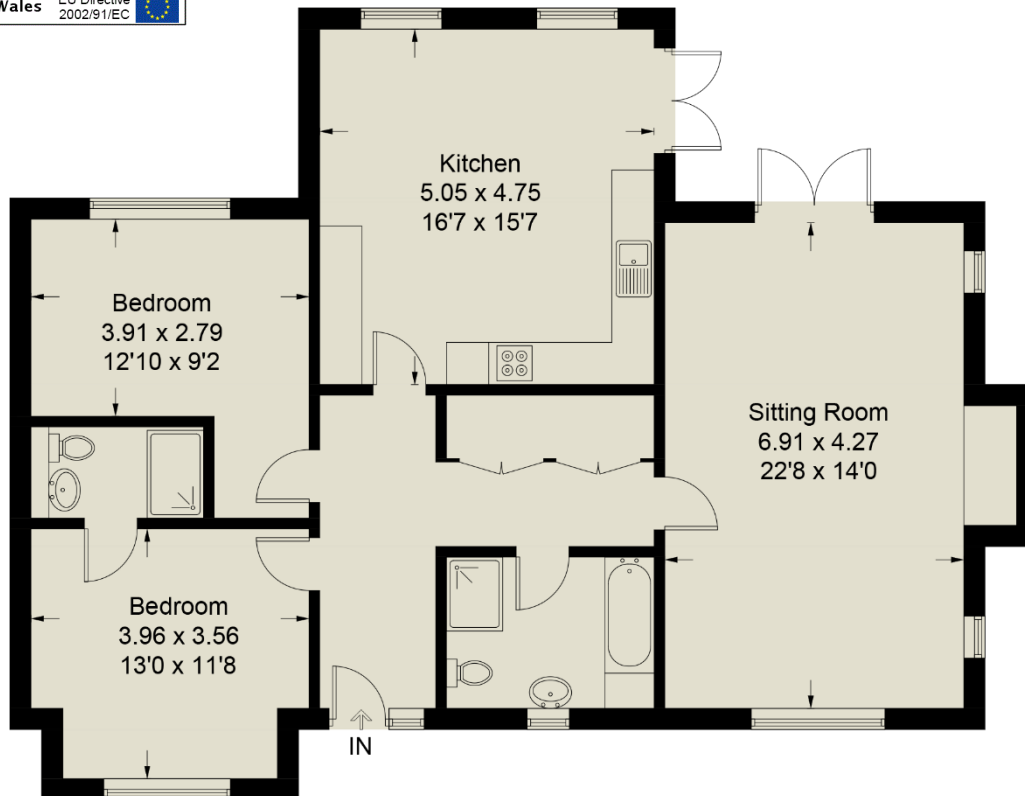


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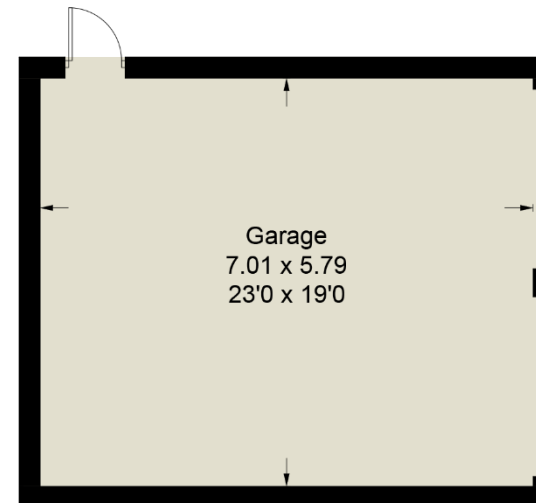
Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft
 Outbuildings = 54.3 sq m / 584 sq ft (Including Garage)
 Total = 163.9 sq m / 1764 sq ft



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



(Not Shown In Actual Location / Orientation)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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