



Lavender Cottage, Middleton

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Bedfords

ESTABLISHED 1966

Lavender Cottage, Middleton, Suffolk, IP17 3NY

- Aldeburgh 8 miles
- Southwold 10.3 Miles
- Saxmundham Train Station 6.8 miles
- London 1 hour 15mins approx. by train from Ipswich.

SITTING ROOM | KITCHEN/BREAKFAST ROOM | STUDY |
UTILITY ROOM | FOUR BEDROOMS | FAMILY BATHROOM |
TWO EN-SUITES | GARDEN | AMPLE PARKING | SUMMER
HOUSE.

THE PROPERTY:

LAVENDER COTTAGE is a beautifully presented detached family home, positioned down a quiet lane overlooking neighbouring farmland to the front and attractive gardens to the rear.

Internally the property comprises triple aspect sitting room with an impressive red brick fireplace with wood burner. The kitchen/breakfast room which also has a triple aspect with double doors opening onto a raised patio area overlooking the rear garden. A wide range of wall and base units with Silestone work surfaces incorporating deep ceramic Kolher Butler's sink with tri-flow mixer taps with filter drinking water tap. Integrated induction hob with stainless steel and glass extractor hood. Housing unit for double electric oven with storage space above and drawers below. Integrated dishwasher and fridge/freezer unit. Plumbed recesses for washing machine and tumble dryer. Fitted wine rack. Island unit with Silestone work tops and cupboard space below. Fitted boiler cupboard housing oil fired boiler and water softener. There is also a utility room and separate study.

The principle bedroom has en-suite facilities, there is a further bedroom on the ground floor and family bathroom comprising panelled bath, pedestal wash basin and close coupled WC. On the first floor there are two double bedrooms, both with en-suite shower rooms.

A FOUR BEDROOM DETACHED CHALET BUNGALOW WITH VIEWS OVER FARMLAND

GUIDE: £450,000 FREEHOLD



OUTSIDE:

Lavender Cottage stands off a quiet country lane by a block paved driveway which creates ample parking for a number of cars. The borders are interspersed with a variety of flower beds and mature hedging. The principle garden lies to the rear and has a raised timber decked area, which opens from the kitchen/breakfast room with steps leading down to an enclosed paved area with flower borders. The boundaries are defined by timber panel fencing and hedging to give an added degree of privacy. Outside light and water tap connected. At the foot of the garden there is a useful workshop that has electricity and power connected.

SERVICES:

Mains: electric, water, drainage, oil fired central heating. A new boiler was fitted in 2021.

According to Ofcom superfast broadband is available and mobile coverage likely.

What3words: reassured.access.signal

Council Tax: E

EPC D

LOCATION:

MIDDLETON is situated close to the Heritage Coast in an area of outstanding natural beauty, just three miles from the internationally renowned bird sanctuary at Minsmere and the pretty village of Westleton is approximately one mile away. The picturesque coastal villages of Dunwich lies about four miles to the north east and Aldeburgh and Thorpeness with excellent golfing and sailing are nine and ten miles respectively.

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 = 155.3 sq m / 1672 sq ft



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

