



Ty Brook, Hacheston, Suffolk



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FRAMLINGHAM

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Ty Brook is an immaculate FIVE BEDROOM THREE BATHROOM DETACHED property in Hacheston with a large garden all sitting on a plot of a quarter of an acre (sts) **DOUBLE GARAGE WITH EV CHARGING **RESIN BOUND DRIVE AND PATIO

GUIDE PRICE: £725,000

- Large Entrance Porch and Hallway
- Sitting Room
- Dining Room
- Snug
- Conservatory
- Kitchen and Utility Room
- Principal Bedroom with En Suite
- Bedroom 2 with En Suite
- Three Further Bedrooms
- Family Bathroom
- Additional Shower Room
- 0.25 acre Garden with Summerhouse
- Double Garage with EV Charging
- Resin Bound Driveway and Patio



LOCATION Hacheston is a popular pretty village, very well located between Woodbridge and Framlingham, with Wickham Market close by, all having excellent amenities, shops and supermarkets. Hacheston has a modern village hall, a well-equipped enclosed children's playground, along with surrounding playing fields. The village benefits from a generously stocked farm shop and garden centre with cafe. The local railway station at Campsea Ashe provides direct access to Ipswich, with mainline links to London, Norwich, Cambridge and Peterborough. There is a bookable 'Katch' local bus service available. Hacheston is conveniently situated for a wide selection of schools and colleges. The coastal town of Aldeburgh, the internationally renowned Snape Maltings Concert Hall and the 12th Century Framlingham Castle are all within easy reach. The surrounding area is very well served with sports facilities, golf courses, sailing, beautiful country and heritage coast walks, along with a full and varied selection of clubs and societies.

TY BROOK - INTERIOR An Entrance Porch with windows either side leads to a spacious Entrance Hallway with a large understairs cupboard and oak engineered flooring. There is a cloakroom comprising wc and wash hand basin. The Sitting Room is a capacious room with windows to the front, brick-built fireplace with wooden mantle over and inset gas effect wood burner on a tiled hearth and bi fold doors leading into the Conservatory which has underfloor heating and overlooks the rear garden with double doors giving access. A Study has a window overlooking the rear garden and a large Dining Room has a window to the side with plenty of space for entertaining. The Utility Room has a range of wood wall and base units, stainless steel sink with mixer tap over and separate water tap, gas boiler (approx. 6 years old), water softener, space for washing machine and tumble dryer and a door gives access to the side passage way leading to the front and back of the property. The Kitchen/Breakfast room has a range of cream wall and base units with quartz worktop over with an inset drainer, ceramic inset sink with Quooker tap over, space for American Fridge/Freezer, two eye level electric ovens, gas hob and contemporary extractor over. A window overlooks the rear garden. There is space for a small breakfast table and chairs and the Kitchen has tiled flooring. The Snug has double doors leading out to the patio and gardens beyond. A spacious landing has three windows overlooking the front making it feel especially light and airy. The Main Bedroom is of a generous nature and has an extensive range of maple effect wardrobes, some with mirrored fronts, corner unit and a window overlooking the front. A door leads through to a fitted shower room with a large walk-in shower, wash hand basin in a vanity unit and close coupled wc with an opaque window to the side. Bedroom 4 also has an En Suite Shower Room and there are three further double bedrooms. A family bathroom has a bath with handheld shower over, wc and wash hand basin with opaque window above. There is a separate shower room which is a gravity fed power shower with radiator. This completes the accommodation of this lovely spacious house which would suit a variety of purchasers.



TY BROOK - EXTERIOR This beautifully maintained house has a five-bar gate and a personal gate leading to a resin bound drive and in one corner is a well matured flower bed. A double garage with a single electric door with light and power, EV charging sits to one side. There is a gate leading round to the back of the property which again has a resin bound path leading onto a deep patio. A shed is tucked away behind the garage. A fabulous composite decked area has a pergola with a large seating area under. Most of the garden is laid to lawn with a path in the middle and well-established flower beds down each side leading to a decked area at the bottom of the garden where there is a Summerhouse with light and power all sitting in a plot of one quarter of an acre (sts)

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

LOCAL AUTHORITY East Suffolk

Tax Band: F

EPC: TBC

Postcode: IP13 ODT

SERVICES Gas fired central heating, Private treatment plant, mains water and electricity, alarm system and cctv security system.

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. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

185.15 m²

Reduced headroom

1.18 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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