Chartered Surveyors / Estate Agents

Clarke & Simpson









Marmalade Cottage, The Street, Hacheston, Suffolk, IP13 0DT

An extended three bedroom, detached bungalow, with generous gardens abutting farmland to the rear, in the popular village of Hacheston, Nr Framlingham.

Guide Price £450,000 Freehold

P7822/B

Summary

Open-plan kitchen/dining room with adjoining utility area. Sitting room, garden room, and inner hall. Three bedrooms, family bathroom, separate shower room, and laundry area. Solar panels with battery backup. Electric vehicle charger. Driveway providing off-road parking. Generous gardens.

Location

Marmalade Cottage is located in the accessible village of Hacheston, which is almost equidistant between the centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities, as well as primary schools. Framlingham also has secondary schools, Thomas Mills High School and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and nursery. The village of Easton is within easy cycling distance and here there is a superb pub, Easton Farm Park, a bowls club and cricket club. The Heritage Coast is within about 10 miles, with the popular centres of Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the county town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street.

Description

Marmalade Cottage is a charming, extended three-bedroom detached bungalow believed to be built circa 1920s, with later additions. The property is brick-built with rendered and colour-washed elevations beneath a pitched tiled roof and occupies a generous, elevated plot of approximately one-third of an acre. The cottage enjoys a pleasant setting abutting farmland within the popular village of Hacheston.

The accommodation has been thoughtfully remodelled during the current vendors' tenure. The property is entered from the side into a spacious open-plan kitchen/dining room, which is a light and airy space ideal for entertaining. The kitchen area is fitted with a matching range of wall and base units, incorporating a one-and-a-half bowl single drainer sink unit with mixer tap, tiled splashbacks and modern work surfaces. There is a high-level double oven and grill with a built-in microwave oven, together with a four-ring electric hob and breakfast bar. An integrated dishwasher and water softener are also installed. The adjoining utility area provides access to the rear garden and is fitted with a stainless steel sink with mixer tap, tiled splashbacks inset into work surface with cupboards beneath.





From both the dining room and the utility area, doors lead into the sitting room, which features a central fireplace with a wood-burning stove and a cupboard to one side. There is an opening from the sitting room to the garden room, located at the rear of the property, with an insulated roof, windows and French style doors overlooking and opening onto the garden. From the inner hall, the bedroom accommodation is accessed. Bedroom one is a good-sized double bedroom with a window to the front overlooking the garden and an ornate feature fireplace. Bedroom two is a further double bedroom, also with a window to the front overlooking the garden. Bedroom three is another double bedroom with windows to the rear and a built-in cupboard with shelving housing the solar panel converter and batteries. Bedroom three is currently used as an office.

Off the inner hall is a laundry area featuring a wall-mounted Worcester Bosch gas boiler, along with space and plumbing for a washing machine and shelving. The property also benefits from a family shower room comprising a built-in double shower cubicle with glass sliding doors, with a mains-fed drencher shower with handheld attachment over, a close-coupled WC, and a pedestal wash hand basin with mixer tap, all set within a tiled surround. Additional features include a wall-mounted heated towel radiator, Dimplex wall-mounted heater and an extractor fan. The family bathroom, which has also been refitted during the current vendor's tenure, includes a shaped bath with tiled surround and a mains-fed drencher shower with handheld attachment over, fitted with a curved glass screen. There is also a close-coupled WC and a wash basin with mixer tap set above cupboards with tiled splashbacks. Further features include a heated towel radiator, a Dimplex wall mounted heater and an extractor fan. Obscure windows to the rear.

Outside

The property is approached from the highway via a driveway providing off-road parking for up to three vehicles and benefits from an electric vehicle charger. The front garden is mainly laid to lawn and is enclosed by a picket fence, hedging, and established borders. To the rear is a fully enclosed garden with gated access from the driveway. Immediately behind the property is a paved terrace with steps rising to the main garden, which has been thoughtfully designed by the current owners and features an abundance of shaped flower and shrub borders, raised vegetable beds, and a soft fruit cage.

The garden also includes two timber sheds, both with power and light, together with a range of additional timber outbuildings and potting sheds positioned throughout the garden, as well as a small pond. The garden is enclosed by hedging and fencing and backs onto open farmland, where there is an elevated seating area enjoying rural views.






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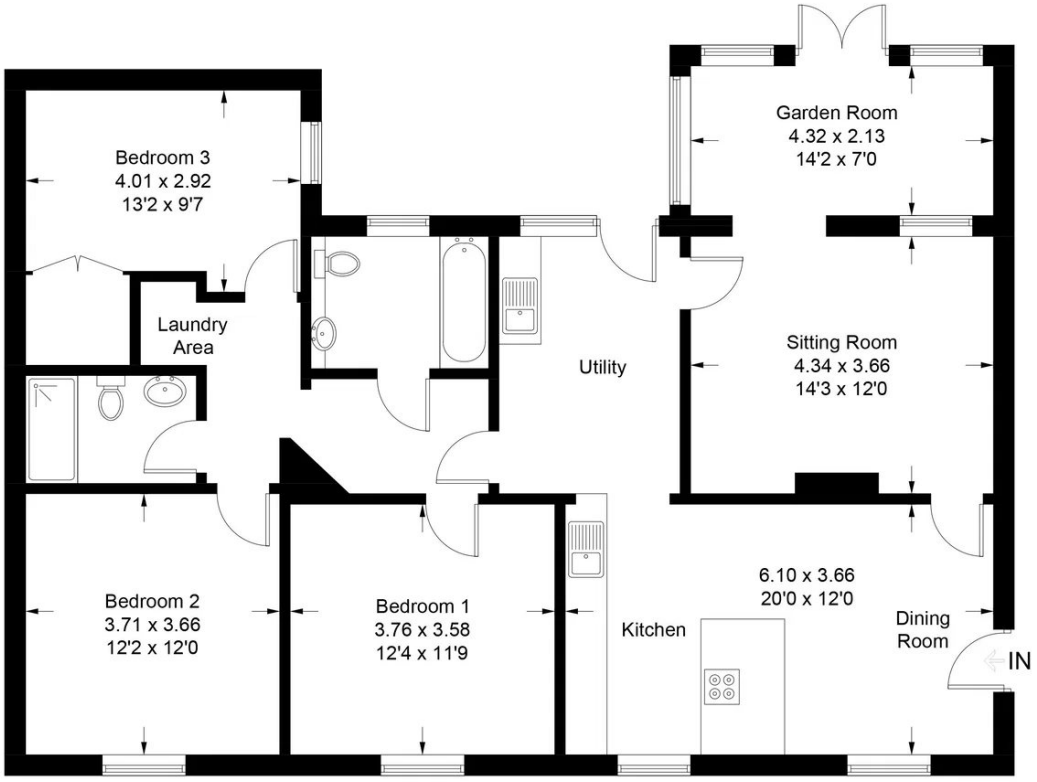






Marmalade Cottage, Hacheston

Approximate Gross Internal Area = 123.0 sq m / 1324 sq ft



Ground Floor

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Produced for Clarke and Simpson

Directions
From the Agent's office, proceed south out of the town passing through the villages of Parham and into Hacheston. Passing Garnetts Garden Centre on the left, the property can be found approximately 500 yards along on the right-hand side, identified by a Clarke & Simpson 'For Sale' board.

For those using the What3Words app: ///showering.earpiece.sensible

Viewing Strictly by appointment with the agent.

Services Mains water, gas and electricity. Private drainage system.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = C (Copy available from the agents upon request).

Council Tax Band D; £2,298.10 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Private drainage is provided via a septic tank. The vendor has informed the agent that the system operates satisfactorily; however, interested parties should make their own enquiries and investigations.



Clarke & Simpson

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