

Bychoice

ESTATE AGENTS



The Causeway, Hitcham

£1,500

Property Summary

Available now! An extended and improved three-bedroom Grade II Listed cottage located in a semi-rural setting. Benefits include a wealth of original features as well as a large living room, dining room, fitted kitchen, ground floor shower room and first floor bathroom.

- Available Now!
- Village Location
- Garage and Parking
- Characteristic Property
- Large Garden
- 3 Bedrooms



Available now! An extended and improved three-bedroom Grade II Listed cottage located in a semi-rural setting. Benefits include a wealth of original features as well as a large living room, dining room, fitted kitchen, ground floor shower room and first floor bathroom. Garage and parking available to the rear. Call now to secure a viewing!

SIDE ENTRANCE HALL

With windows to the side and front, tiled floor with underfloor heating, stairs to the first floor.

SHOWER ROOM

Window to the front, close coupled wc, wall mounted wash hand basin, tiled shower cubicle with screen.

KITCHEN

13'4" x 9'10" (4.06 m x 3.00 m)

Windows to side and rear aspect. Fitted with a range of kitchen units comprising cupboards and drawer sets. Ceramic Butler sink. Ceramic tiled flooring with under floor heating. Radiator.

DINING ROOM

10'5" x 15'1" (3.17 m x 4.60 m)

Window to front aspect. French doors to the rear garden. Exposed beams. Radiator.

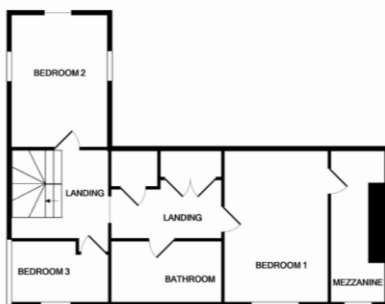
LIVING ROOM

15'1" x 12'10" (4.60 m x 3.91 m)

Log burner set in large inglenook fireplace with bressummer over. Windows to front & rear aspect. Door to rear garden. Radiator. Power points. Intriguing alcove to the right of fireplace with fitted ladder up to Mezzanine, Open doorway to:



GROUND FLOOR



1ST FLOOR

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 misstatement. This plan is for guidance 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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THATCHED FRONT ENTRANCE PORCH

Period timber front door to:

MEZZANINE

Feature brick chimney breast. Radiator. Fitted ladder down to sitting room.

FIRST FLOOR LANDING

Arriving in the extension and continuing through to the original house. Storage cupboards and doors to all first floor rooms.

BATHROOM

Low level wc. Pedestal wash hand basin. Roll top bath. Heated towel rail.

BEDROOM 1

10'11" x 9'11" (3.33 m x 3.02 m)
Radiator. Vaulted ceiling with exposed beams including tie beam. Window to front aspect. Door with limited access to Mezzanine.

BEDROOM 2

13'4" x 9'11" (4.06 m x 3.02 m)
Window to both side aspects and to the rear.



Additional Information

Tenure:

Council Tax Band: C

Local Authority:

Post Code: IP7 7LJ

Viewings by appointment only

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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