



£685,000

The Street, Assington



THE PROPERTY

Upon entering, you are welcomed into a useful porch leading into the dining room, a bright space with a large front aspect window and doors through to both the kitchen and snug.

The kitchen is fitted with an extensive range of units, a pantry cupboard and integrated appliances including a double oven, washing machine, brand-new fridge and fridge-freezer. Bi-fold doors open directly to the rear garden, with space for a small dining table. From here, double doors open into the snug which enjoys garden views.

A further hallway leads to a ground floor study and a shower room with corner cubicle, WC and wash basin. To the rear, the generous sitting room features an inset fireplace and patio doors to the garden.

Upstairs, the master bedroom benefits from a walk-in wardrobe and en suite shower room with cubicle, WC and vanity sink. Two further double bedrooms lie to the front, with the fourth overlooking the rear garden. The family bathroom provides a bath with shower over, WC and wall-mounted sink.

Outside, the property is approached via a wide shingle driveway offering parking for up to six vehicles. The rear garden extends to approximately 0.25 acre, featuring a paved patio with pergola, further seating terraces, established lawns, mature trees and shrubs. To the rear are raised beds, vegetable patches, greenhouses, timber sheds and a summerhouse.

THE LOCATION

Assington is a picturesque Suffolk village surrounded by rolling countryside, historic buildings and a strong community spirit. Amenities include a village hall, welcoming pub, farm shop, country kitchen and hairdresser. Excellent road links via the A134 connect to nearby towns with rail services to London, Cambridge, Colchester and Ipswich. The area offers scenic walking and cycling routes, with Stoke by Nayland Golf Course just three miles away.

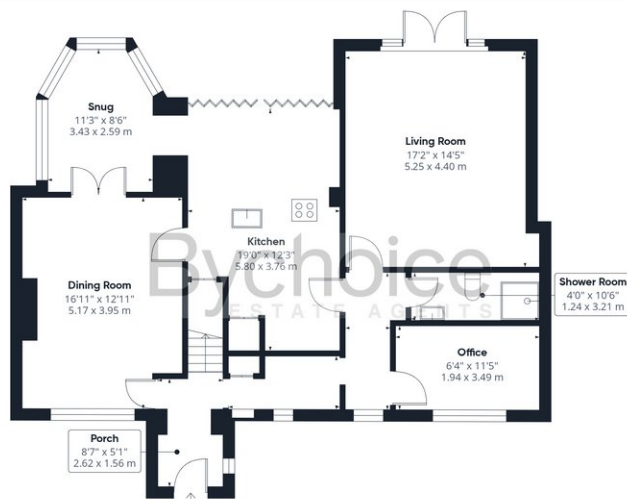




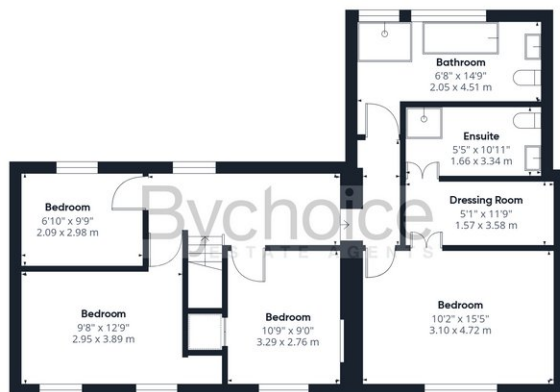








Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1848 ft²
171.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council & Council Tax Band – Band C - Babergh District Council

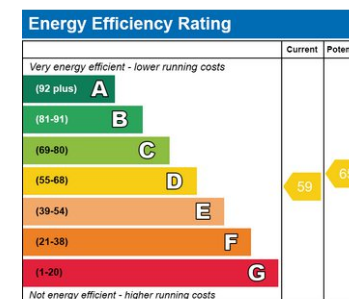
Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

Mobile Coverage – Voice & Data available with EE, O2, Three & Vodafone. (Ofcom data)

Utilities – Oil Central, Mains Electric, Mains Water, Shared Septic Tank.

Property Construction – Standard Brick Construction. Extension is Timber Framed



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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