



Hizzy
ESTATE AGENTS

3 Linden Cottages Duke Street, Hintlesham, IP8 3PR

Guide price £350,000 to £375'000

About the property

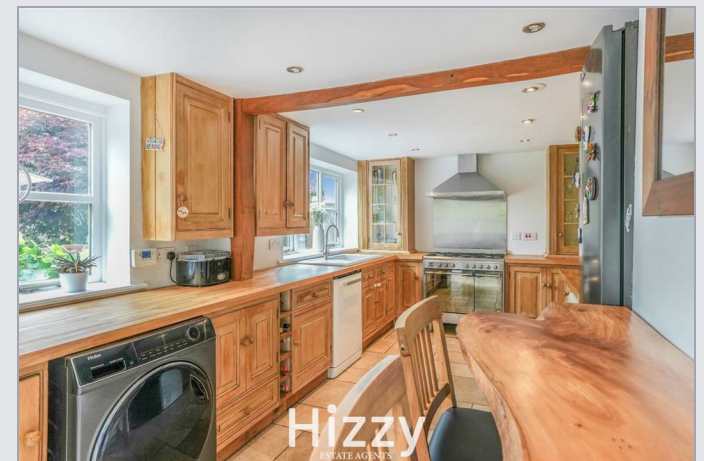
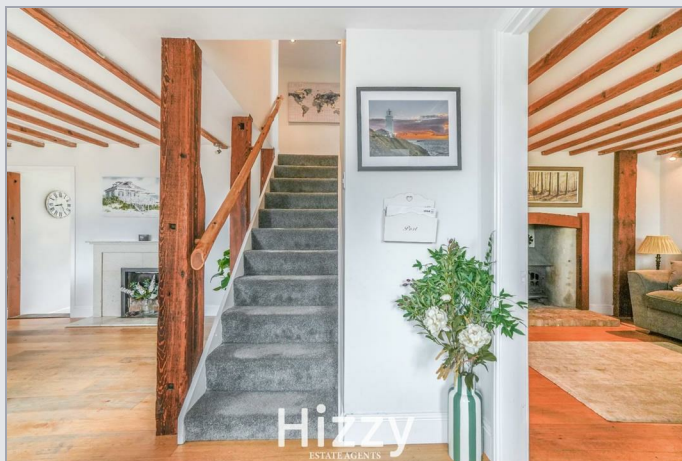
Character Cottage with Countryside Views, Stunning Garden & Planning Permission to Extend. Occupying a pleasant position within the sought-after village of Hintlesham, this charming character cottage combines period features, generous living space and pleasant views towards the surrounding countryside, whilst also benefiting from planning permission for a substantial two-storey side extension. The ground floor offers two reception rooms, each full of character and appeal. The sitting room centres around a large wood-burning stove, creating a warm and inviting focal point, whilst the separate dining room features an attractive fireplace and provides an ideal space for both everyday dining and entertaining. Both rooms connect conveniently to the kitchen, which spans the full width of the property. A particular highlight of the home is the bright and spacious kitchen, offering an abundance of worktop space and storage cupboards, together with a breakfast bar and stable door opening onto the rear garden. On the first floor are two generous double bedrooms positioned at the front of the property, both enjoying pleasant views towards the surrounding countryside. A further nursery room would also make an ideal dressing room or home office. Completing the accommodation is a bathroom comprising a bath, separate shower cubicle, WC and wash hand basin. Planning permission has previously been granted for a substantial two-storey side extension. The approved plans would create a spacious additional reception room together with a boot room, WC and larder, whilst upstairs would provide a further double bedroom with dressing room and en-suite. This offers excellent potential to create a larger long-term family home whilst retaining the cottage's character.

Outside

Outside, the property continues to impress. To the front is a generous gravel driveway providing off-road parking for three to four vehicles, whilst gated side access leads to the rear garden. The beautifully maintained rear garden enjoys a high degree of privacy and has been thoughtfully landscaped with a paved terrace, ideal for outdoor dining and entertaining, leading onto an extensive lawn bordered by a variety of mature trees and established planting. Beyond the garden are attractive open views, further enhancing the property's appealing village setting. *There is also a secluded hot tub area, with the hot tub itself available by separate negotiation*.

Useful info

All mains services are connected except for gas. The heating is oil fired via radiators (not tested by the agents) however the kitchen and living room have underfloor heating. The current owner used LPG gas for the range cooker. Currently a band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download speed up to 42 mbps and upload speed to 8 mbps (source Ofcom). Mobile Network coverage good outdoor and in home on EE, variable outdoor coverage on Vodafone and good outdoors on O2 and Three (source Ofcom). Outdoor coverage likely on all four networks (Source Ofcom). Copy and paste this link to view the planning permission <https://planning.baberghmidssuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=OV172ASHIUS00&activeTab=summary>



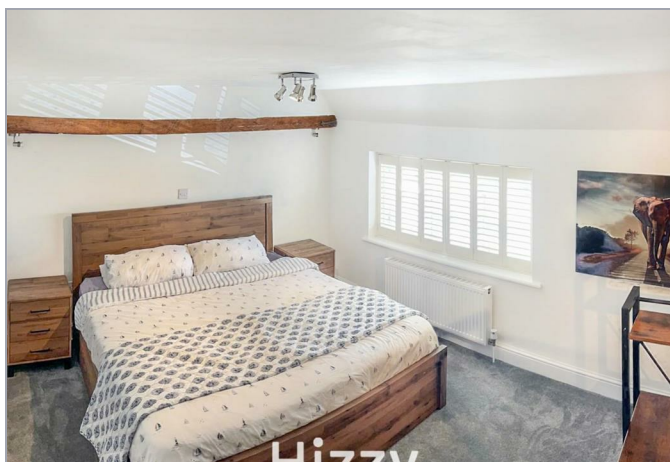


Hizzy

- Charming period cottage
- Spacious kitchen with breakfast bar
- Beautiful landscaped rear garden

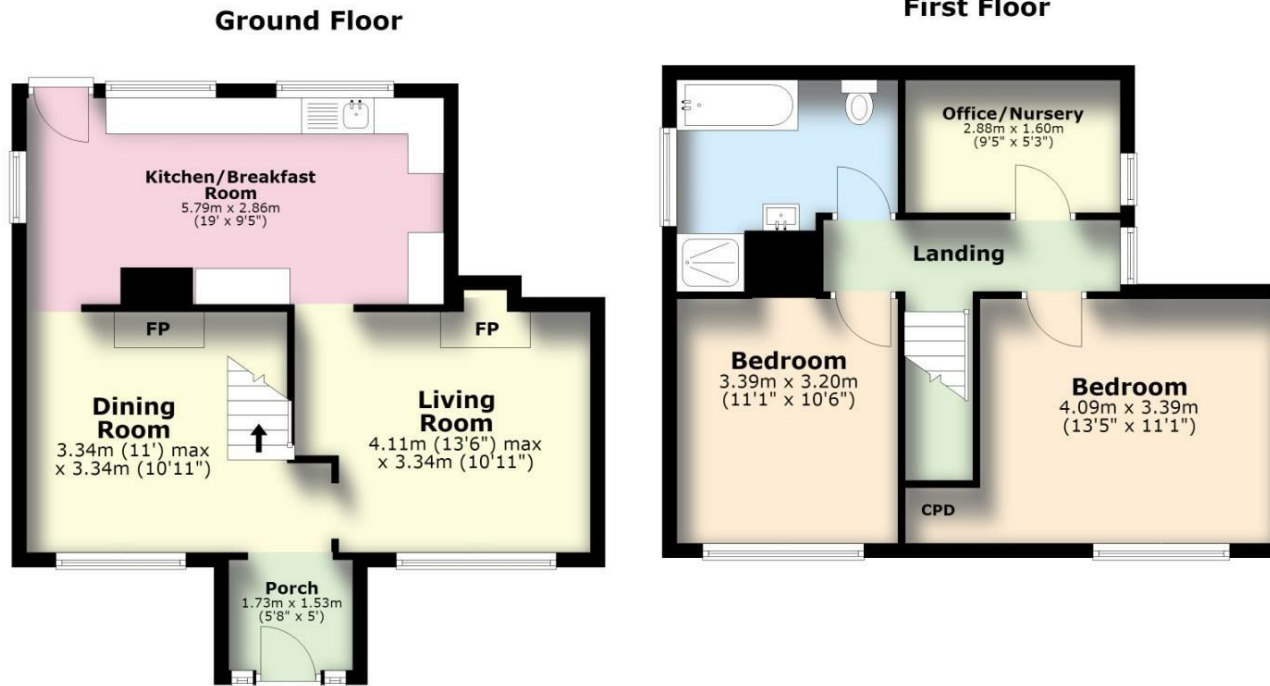
- Two character reception rooms
- Two doubles plus nursery/study
- Parking for 3-4 vehicles

- Wood burner & feature fireplaces
- Countryside views
- Planning permission for extension





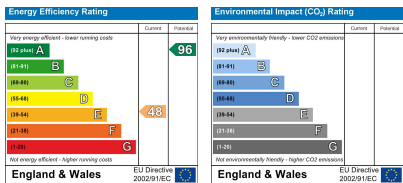
Hizzy
ESTATE AGENTS



Total area: approx. 93.9 sq. metres (1010.5 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



01473 875101 | hello@hizzyproperty.co.uk | www.hizzyproperty.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.