



SUNNYSIDE

Semer | Suffolk



Chapman Sticks





Chapman Stickels

A SECLUDED PERIOD HOUSE SET IN 1.25 ACRES OF PRIVATE GARDENS AND GROUNDS TOGETHER WITH GARAGING AND A ONE-BEDROOM ANNEX

- Sitting room • Dining/reception room • Kitchen/breakfast room • WC •
- 3 bedrooms • Family bathroom • Double garage • Gardens of 1.25 acres •
- Annexe comprising: Sitting room/kitchen, Shower room, Bedroom •

Hadleigh – 2.2 miles / Ipswich – 11 miles / Sudbury – 12.5 miles





The Property

Sunnyside is a 3/4 bedroom detached house which probably dates from the early 1800s. Typically for a house of its age there is a wealth of period features, however the property is not listed. The accommodation offers a practical and pleasing layout including a spacious rear kitchen / breakfast room which is fitted with a comprehensive range of units and numerous appliances. The two reception rooms are also generously proportioned, with the sitting room enjoying views over the surrounding countryside and gardens via numerous double-glazed windows and full height French doors to the rear. The notable feature to the front dining/sitting room is the central inglenook fireplace with woodburner.

On the first floor, the accommodation has been reconfigured by the existing owners to provide an impressive rear bedroom which again gives delightful, far-reaching rural views towards Kersey village. The remaining first floor accommodation provides two further double bedrooms to the front and a family bathroom.

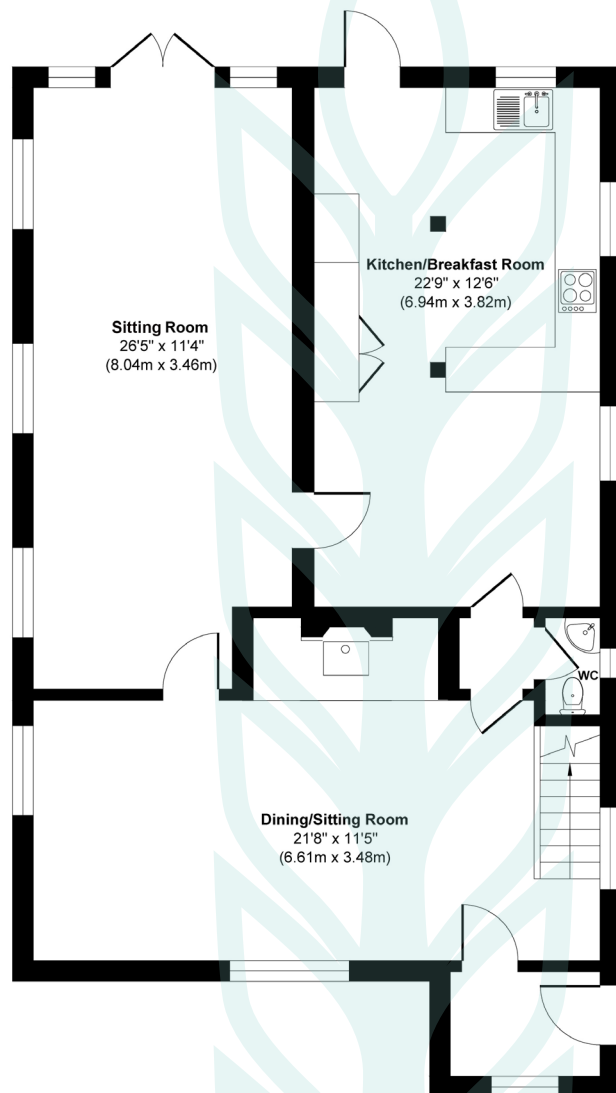
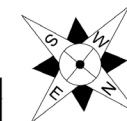
Outside, Sunnyside is accessed via two large timber gates which lead onto the driveway with large areas of shingle, an ornamental fishpond and two timber sheds. A substantial outbuilding provides a double garage to the front, with an attached one-bedroom annex to the rear comprising an open plan kitchen/sitting room with a double bedroom and shower room.

Beyond the annex (southwest) is an area of lawn flanked by well-established flower and shrub borders. The lawn extends to the west and south providing a wonderful meadow (about 1 acre) interspersed with numerous mature fruit trees. The secluded setting has much appeal which abuts farmland to the entire western boundary. There are numerous seating areas and a large timber cabin/summerhouse.

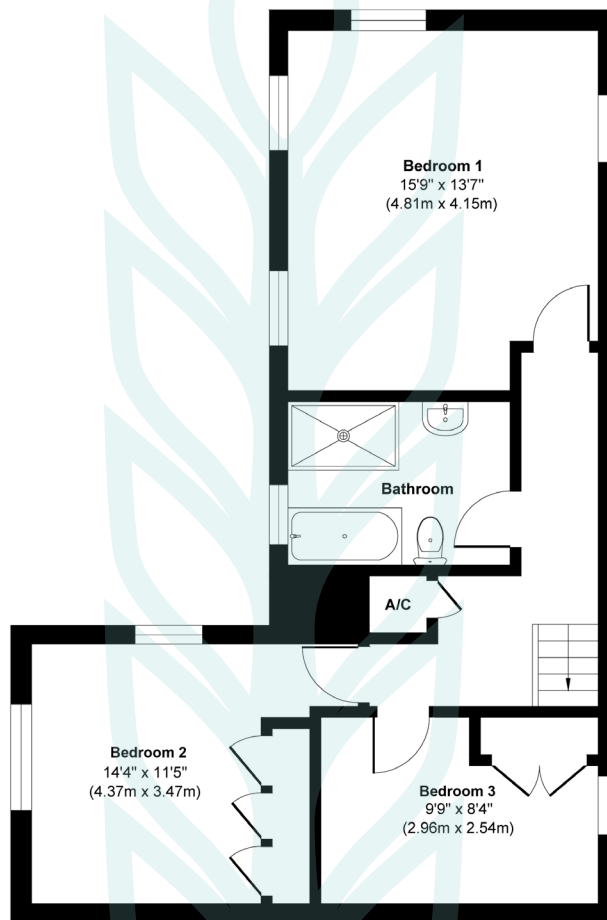




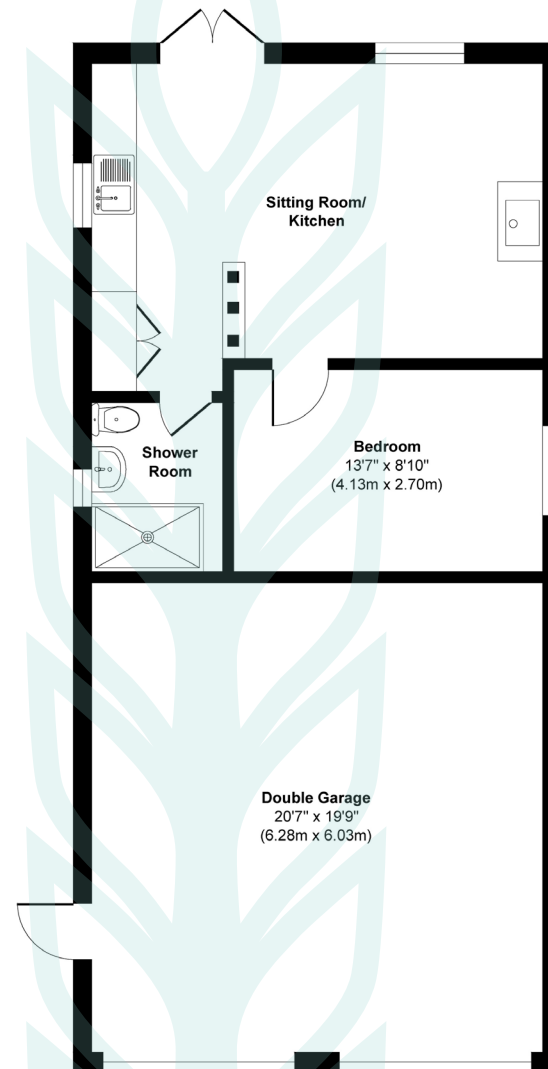
Sunnyside, Union Hill, Semer, IP7 6HN



Ground Floor
Approximate Floor Area
985 sq. ft
(91.55 sq. m)



First Floor
Approximate Floor Area
649 sq. ft
(60.33 sq. m)



Annex
Approximate Floor Area
682 sq. ft
(40.94 sq. m)

Garage
Approximate Floor Area
407 sq. ft
(37.86 sq. m)

Approx. Gross Internal Floor Area 1634 sq. ft / 151.88 sq. m
Approx. Gross Internal Garage Area 407 sq. ft / 37.86 sq. m
Approx. Gross Internal Annex Area 440 sq. ft / 40.94 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Services

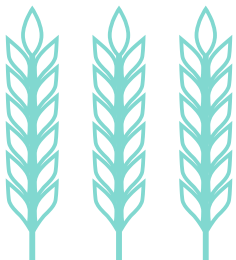
Mains water and electricity are connected. Private drainage via septic tank. Oil fired heating.

EPC Rating

Current F(23). Potential B(88).

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.
Band F (2022).



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