



Cratfield, Suffolk

Guide Price £190,000

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- Living Room with Patio Doors To Rear Garden
- EPC C - Air Source Heat Pump
- Two Double Bedrooms
- Parking to Rear
- Modern Kitchen to Front
- Fully Enclosed Rear Garden

Bell Green, Cratfield

Cratfield is an attractive and highly regarded Suffolk village, situated approximately six miles west of Halesworth, with the historic market town of Framlingham around ten miles to the south and the renowned Heritage Coast at Southwold within easy driving distance. Surrounded by beautiful countryside, the village offers a peaceful rural lifestyle whilst remaining conveniently connected to nearby towns and amenities. Cratfield benefits from a strong sense of community, with a thriving village hall hosting a variety of events throughout the year and a regular residents' magazine keeping locals informed and engaged. The village is also well placed for exploring the area's many attractions, including the popular Camel Park Oasis, making it an appealing location for both permanent residents and those seeking a second home or holiday retreat.



Council Tax Band: B



DESCRIPTION

Situated in the highly desirable rural village of Cratfield, this beautifully presented modern two-bedroom semi-detached home offers stylish and energy-efficient living, making it an ideal first-time purchase, second home, downsizing opportunity, or investment property. The accommodation begins with a welcoming entrance hallway, providing access to a convenient ground-floor cloakroom and a well-appointed kitchen featuring integrated appliances including a dishwasher, oven, and hob. To the rear of the property, the spacious sitting/dining room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the garden and stairs leading to the first floor. Upstairs, the property offers two generous double bedrooms, both benefiting from built-in wardrobes, along with a modern family bathroom fitted with a full suite and shower over the bath. Externally, the property enjoys a small lawned garden to the front, while to the rear is a fully enclosed, low-maintenance courtyard garden, providing an attractive and manageable outdoor space for al fresco dining, entertaining, or simply relaxing. The garden also benefits from a useful garden shed, and there is private parking for one vehicle located to the rear of the property. Further benefits include double glazing throughout, an energy-efficient air source heat pump heating system, and an EPC rating of C. A fantastic opportunity to acquire a modern village home in a peaceful countryside setting, perfectly suited as a permanent residence, holiday retreat, or investment purchase.

GROUND FLOOR

The ground floor accommodation is thoughtfully arranged to provide comfortable and practical modern living. A welcoming entrance hall gives access to a convenient cloakroom/W.C. fitted

with a wash hand basin and toilet, along with the well-appointed kitchen, which features a range of modern units and integrated appliances including an oven, hob and dishwasher. To the rear of the property, the spacious living/dining room offers an excellent space for both relaxation and entertaining, with French doors opening onto the enclosed rear garden, allowing plenty of natural light to fill the room and creating a seamless connection between the indoor and outdoor spaces.

FIRST FLOOR

The first floor comprises two well-proportioned double bedrooms, both benefiting from built-in wardrobes, providing excellent storage and maximising the available living space. Serving the bedrooms is a modern family bathroom fitted with a contemporary white suite, including a bath with shower over, wash hand basin and W.C. The first-floor accommodation offers comfortable and versatile living, ideally suited to a range of buyers including couples, small families, holiday home owners and investors.

OUTSIDE

To the front of the property is a neatly maintained lawned garden, providing an attractive approach to the home. The rear garden is fully enclosed by a brick wall, creating a private and secure outdoor space. Designed with ease of maintenance in mind, the garden is predominantly laid to gravel and paving, forming a manageable courtyard-style garden ideal for outdoor dining, entertaining or simply relaxing. A useful garden shed provides additional storage, while a private parking space is conveniently located to the rear of the property.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD

for an appointment to view. Email: beccles@flickandson.co.uk
Tel: 01502 442889

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

TENURE

Freehold

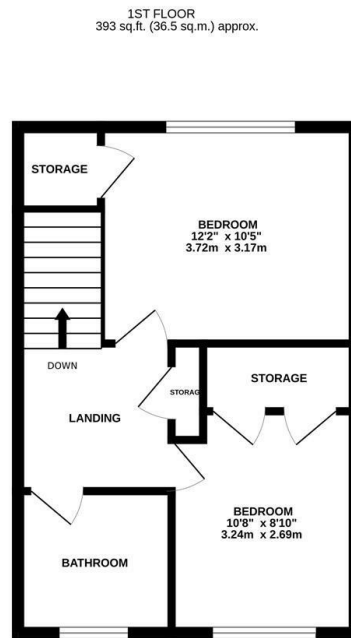
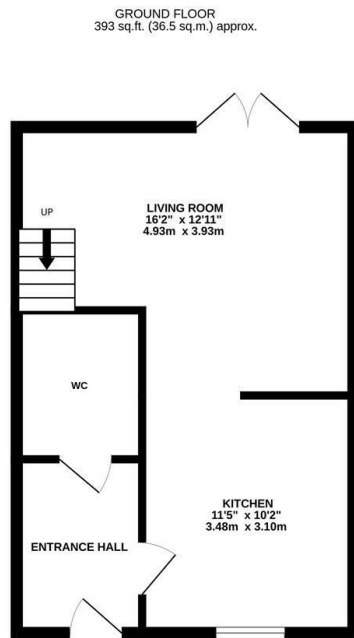
SERVICES

Air Source Heat Pump, mains water and mains drainage

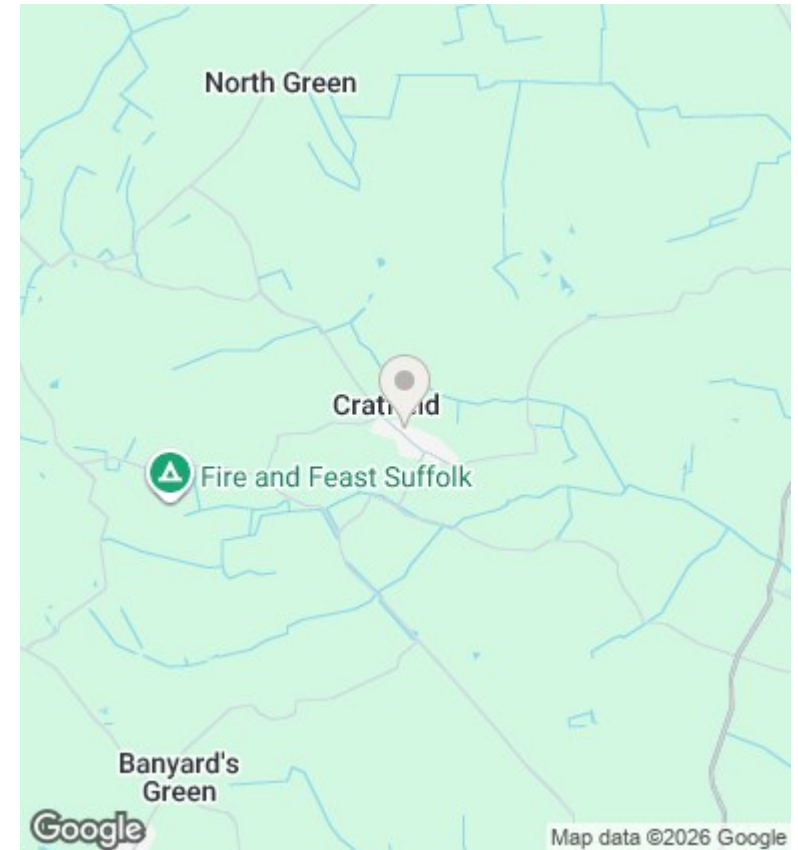
OUTGOINGS







TOTAL FLOOR AREA: 786 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 80 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com