



Hawthorns The Street, Cratfield

Halesworth



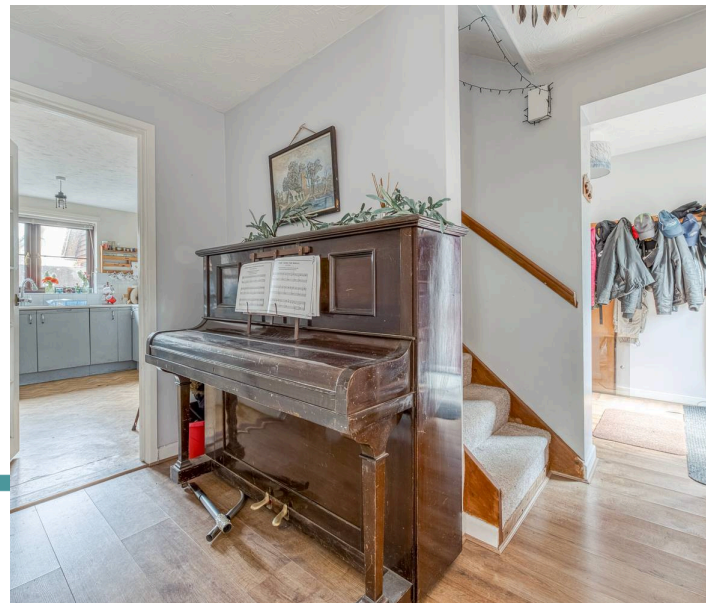
Minors & Brady

# Hawthorns The Street

Cratfield, Halesworth

There's an easy, everyday comfort to this Cratfield home, the kind that comes from having space to spread out, a garden that wraps around you, and rooms that feel ready to settle into from the moment you arrive. Set within a quiet village setting, the property offers a relaxed way of living, with a double-aspect sitting room for unwinding by the wood burner, a practical flow through the ground floor and three well-proportioned bedrooms upstairs. The gardens are a genuine highlight, offering privacy, established planting and several spots to enjoy the outdoors throughout the year. With the vendor already found, it's an inviting opportunity for anyone looking for a solid, well-kept home with room to grow and the potential to shape it to their own style over time.

- Vendor found an onward purchase
- Link-detached residence set on a generous wrap-around plot in the village of Cratfield
- Double-aspect sitting room featuring a brick fireplace with inset wood burner
- Separate dining room with an easy flow into the kitchen
- Kitchen with modern units, freestanding oven and an adjoining utility room for laundry appliances
- Three well-proportioned first-floor bedrooms, two with built-in wardrobes
- Family bathroom with a traditional three-piece suite
- Private, established gardens with sweeping lawn, mature planting and multiple seating areas
- Off-road parking for several vehicles and a large garage suitable for storage/workshop use
- Easy access to Laxfield and Halesworth for a wide range of essential amenities



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Cratfield, Halesworth

## Cratfield

The Street sits at the centre of Cratfield, a small north-Suffolk village surrounded by open farmland and quiet lanes, giving it a calm, rural feel while still being connected to nearby communities. Cratfield itself is a traditional village with a village hall, church, and an active local community, and it's well placed for everyday needs in the surrounding area. Laxfield, just to the south, offers a village shop, pub and primary school, while Fressingfield, Huntingfield, and Cookley provide further pubs, community hubs and local services. The nearest market town is Halesworth, a short drive away, with independent shops, cafés, a small supermarket, and a railway station. Framlingham and Saxmundham are also within easy reach for larger supermarkets, secondary schools, and wider shopping.

For groceries, residents typically head to the Co-op in Halesworth, Tesco in Saxmundham, or the Budgens at Darsham. Local primary options include Laxfield Primary, Bramfield Primary, and Edgar Sewter Primary in Halesworth, with secondary schooling available in Framlingham, Bungay, and Diss. Transport links are straightforward for a rural setting: Halesworth station provides rail connections towards Ipswich and London, and the A12 and A143 are accessible for travel across Suffolk and into Norfolk. The overall lifestyle is relaxed and outdoors-oriented, with footpaths, cycling routes, and countryside views forming part of everyday life, while amenities remain close enough to keep things practical.



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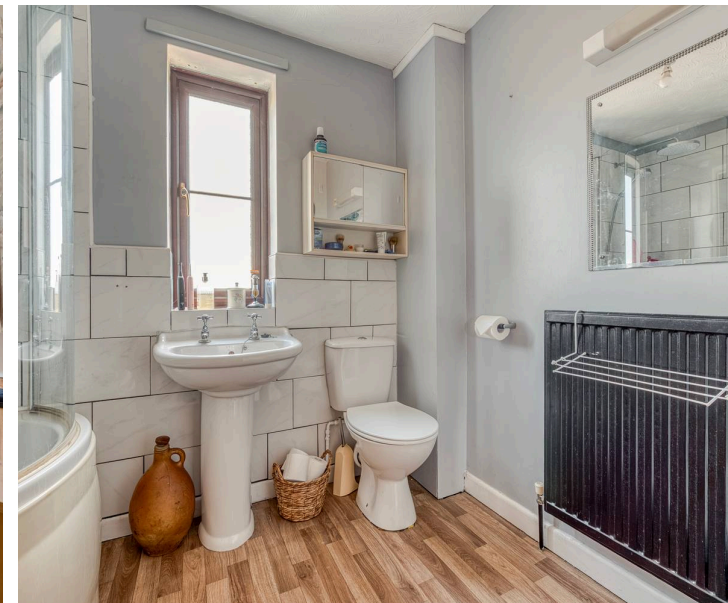
Cratfield, Halesworth

Set within the Suffolk village of Cratfield, this link-detached residence sits on a generous wrap-around plot and offers an appealing opportunity for those seeking a well-kept family home with clear potential. With the vendor already found, it is well placed for buyers ready to move forward.

The entrance hall sets the tone for the rest of the property: bright, welcoming and designed with everyday practicality in mind, with ample space for coats, shoes and the natural flow of coming and going. From here, an inner hallway leads through the ground floor and includes a conveniently positioned WC.

The double-aspect living room is a comfortable and inviting space, centred around a brick fireplace with an inset wood burner. It is a room that lends itself to relaxed evenings, family time and entertaining, with light moving through the space throughout the day.

The dining room sits just beyond, offering flexibility for both informal meals and more social occasions, and connects directly to the kitchen. The kitchen features modern units, a sink and drainer, a freestanding oven and space for your own appliances, while a separate utility room provides a dedicated area for laundry and additional storage.



# Hawthorns The Street

Cratfield, Halesworth

Upstairs, the first floor offers three well-proportioned bedrooms, each providing a sense of privacy. Two include built-in wardrobes, adding to the home's everyday convenience. A family bathroom serves the floor with a classic three-piece suite.

The gardens are a notable feature of the property. Wrapping around the house, they offer a private and established setting with sweeping lawn, mature planting and several seating areas that invite use throughout the seasons. A wooden storage shed sits discreetly within the garden, adding further practicality.

To the front and side, the property benefits from off-road parking for multiple vehicles, along with a large garage suitable for storage or hobby use.

This is a well-cared-for home that offers space, flexibility and the opportunity to tailor it to your own needs over time. Positioned within a friendly rural village, it provides a peaceful setting while remaining accessible to surrounding towns and amenities. A strong option for buyers seeking a long-term home with room to grow.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.

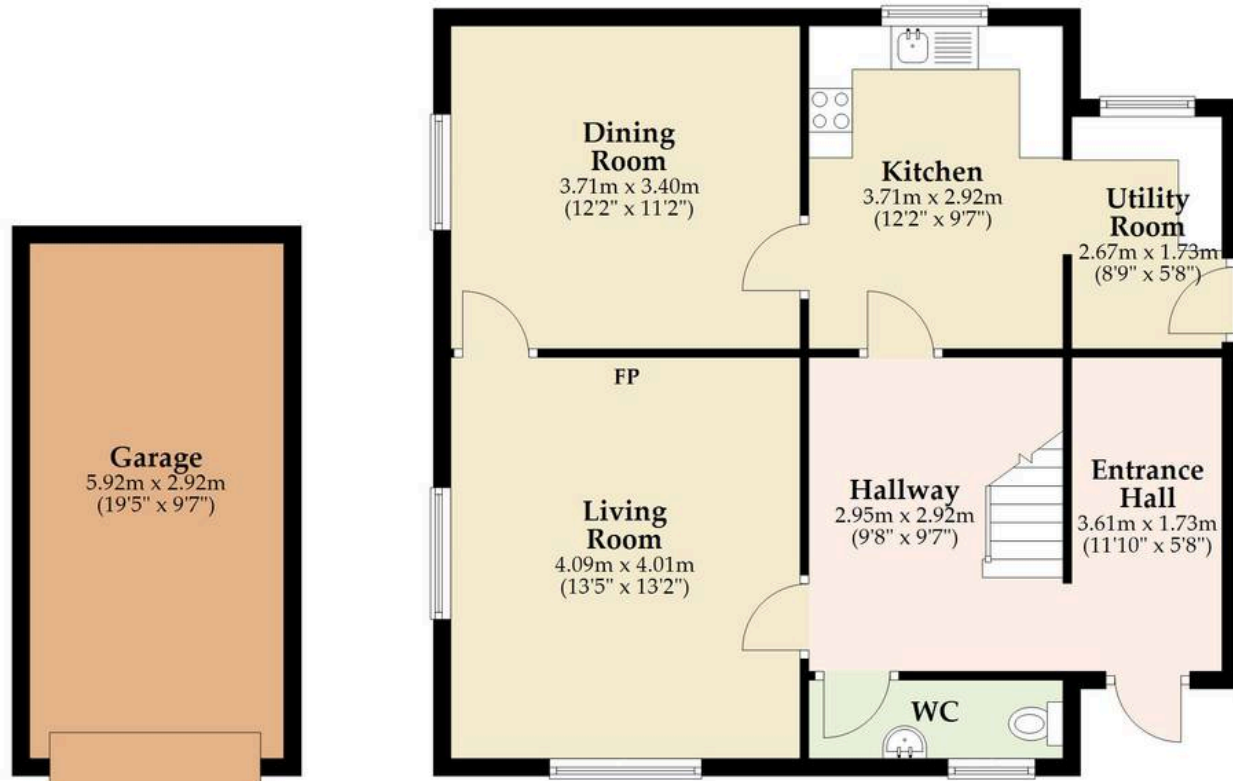
Partially boarded loft.



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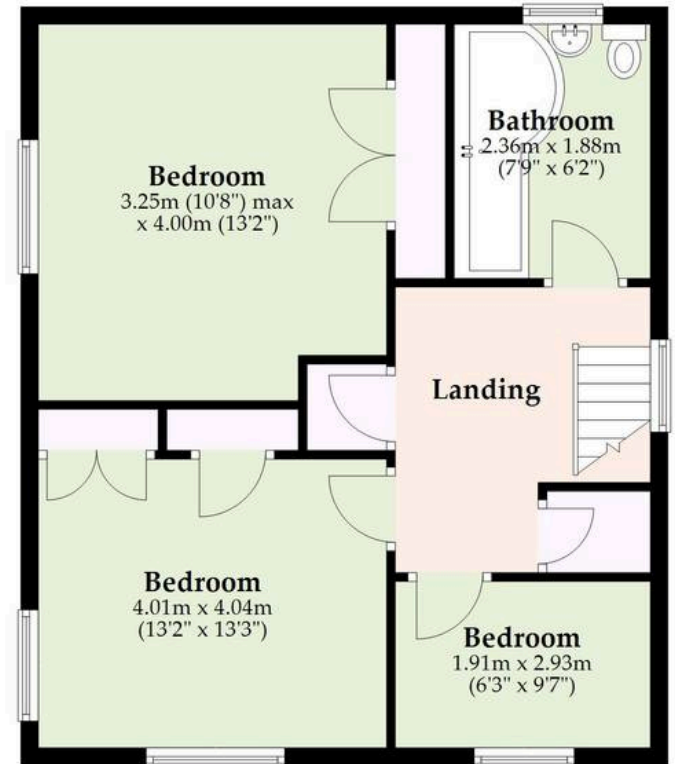
### Ground Floor

Approx. 81.9 sq. metres (881.1 sq. feet)



### First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 136.1 sq. metres (1464.9 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady  
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 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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