



TOTAL APPROX. FLOOR AREA 1317 SQ.FT. (122.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**2 NORTH MANOR BUNGALOWS BRAMFIELD**  
**GUIDE PRICE £360,000 FREEHOLD**

Sitting Room Kitchen/Dining Area Utility Room Conservatory  
 3 Bedrooms (1 with en-suite bathroom and dressing room) Bathroom  
 Inner Hall Lean to  
 Gardens to Front, Rear and Both Sides Garage Views Over Fields

## THE PROPERTY

A delightful detached three bedroom bungalow with views over farmland. The property has been well cared for by the current owner and consequently it is in very good order throughout. Main benefits include light and airy accommodation, double glazed windows, oil fired central heating, well maintained garden and rural views.

The accommodation comprises, a sitting room, conservatory, kitchen with dining area, inner hall and further lean to storage room. There are three double bedrooms, one with an en-suite bathroom and dressing room and a further family bathroom. Gardens surround the property and there is a driveway which leads to the garage.

To fully appreciate the accommodation offered and the setting, early viewing is strongly advised.

## LOCATION

The bungalow is located on the right hand side of The Hill just before you enter the village of Bramfield if coming from the Halesworth direction. Bramfield is a pretty village steeped in history and boasting an award winning public house. The nearby market town of Halesworth provides many independent shops, public houses, schools, restaurants, doctors, vets and supermarket. As well as a good range of leisure facilities. The town has a thriving centre of arts for the community at The New Cut which is used for a theatre, cinema, exhibitions and workshops. There is also a train station with links to London Liverpool Street.

The Heritage Coast and beaches at Southwold and Walberswick are approximately 10 miles away.

## DIRECTIONS

Leave the agents Southwold office and head out of the town on the A1095 towards Blythburgh. At the junction of the main A12, turn left and pass through Blythburgh. After about three miles turn right onto the A144 signposted Halesworth. Continue for a few miles entering the village of Bramfield. Continue through the village towards Halesworth and the property can be found on the left hand side.

The accommodation in more detail comprises.

## ACCOMMODATION

A half glazed entrance door opens to the:-

### UTILITY ROOM

12ft x 8ft 8in.

3.67m x 2.66m

Double glazed windows to front and side aspects; stainless steel sink with mixer tap over base unit; work surface; floor standing oil fired boiler for central heating and domestic hot water; plumbing for washing machine; internal glazed panel and door to:-

### KITCHEN/DINING AREA

16ft 5in x 10ft.

5.01m x 3.05m

Double glazed window to side aspect; a good range of cream coloured base and wall mounted units; stainless steel sink with mixer tap; work surfaces and tiled splash backs; built in eye level electric oven; inset hob with integrated extractor over; plumbing for dishwasher; radiator; recessed ceiling lights; door to inner hall and door to:-

### SITTING ROOM

17ft 10in x 10ft.

5.45m x 3.05m

Double glazed window to side aspect; two radiators; TV point; two wall light points; two ceiling light points; fitted carpet; sliding patio door to:-

### CONSERVATORY

11ft 3in x 10ft 5in

3.43m x 3.05m

Double glazed to three aspects on a brick plinth; polycarbonate roof; radiator; light/fan; wall light point; fitted carpet; sliding door to garden.

### INNER HALL

With radiator; loft access hatch; two ceiling light points.

### LEAN TO/STORE

12ft 2in x 7ft 5in.

3.73m x 2.26m

Single glazed; power point; panel heater.

### BEDROOM

14ft x 11ft 5in.

4.24m x 3.49m

Double glazed window to rear aspect with views over the garden to farmland; radiator; built in wardrobe cupboards; TV point; ceiling light point; fitted carpet.

### BEDROOM

12ft 2in x 10ft 1in. Maximum.

3.72m x 3.08m

Double glazed window to side aspect with rural views; radiator; ceiling light point; fitted carpet.

### BEDROOM

12ft 3in x 10ft.

3.73m x 3.05m

Double glazed window to side aspect with views over field; radiator; ceiling light point; fitted carpet; door to dressing room with built in wardrobe cupboard; velux roof light and fitted carpet.

### EN-SUITE BATHROOM

8ft 9in x 7ft 4in.

2.66m x 2.25m

Double glazed window to front; fully tiled shower cubicle with wall mounted shower; panelled bath; pedestal wash basin; low level toilet; towel radiator; recessed ceiling lights; extractor fan; ceramic tiled flooring.

### FAMILY BATHROOM

8ft 7in x 8ft.

2.63m x 2.45m

Double glazed window to front; fully tiled shower cubicle with wall mounted shower; panelled bath with shower attachment; vanity style wash basin with cupboard beneath, mirror and shelving over; low level toilet; recessed ceiling lights; extractor fan; ceramic tiled flooring.

## OUTSIDE

The property is approached off the road via a wooden gate which gives access to the driveway with parking for a number of vehicles; the drive leads to the timber garage with power, lighting, personal door and two windows. The garden, which surrounds the property is mainly laid to lawn with well stocked borders containing a wide variety of mixed planting. The delightful west facing garden at the rear with views over the fields beyond has been thoughtfully designed with a paved patio, attractive granite water feature; and small ornamental fish pond. There is also the benefit of external security lighting and an outside water supply.

## LOCAL AUTHORITY

Suffolk Coastal District Council.

## COUNCIL TAX BANDING

B

## ENERGY PERFORMANCE RATING

D

## SERVICES

We understand mains electricity, water and drainage are connected. Heating is by oil.

## VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3968