



WILLOW BUNGALOW THE HILL BRAMFIELD
GUIDE PRICE £320,000 FREEHOLD

Porch Entrance Hall Kitchen/Dining Area Sitting Room

Two Bedrooms Inner Hall Wet Room

Single Garage Garden

Pleasant Views

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

A two bedroom detached bungalow in a semi-rural location with pleasant views.

The property is in good order throughout but would benefit from some upgrading. There is also scope for extending the property subject to any necessary planning consent.

The accommodation in brief comprises a porch, entrance hall, kitchen with dining area and sitting room. There are two double bedrooms, an inner hall and a wet room. The bungalow is situated on a good size plot with garden and a driveway that leads to the single garage.

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

LOCATION

The bungalow is located on the left 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 right hand side.

The accommodation in more detail comprises.

ACCOMMODATION

A half glazed door opens to the:-

PORCH

6ft x 5ft 8in

1.83m x 1.73m

Timber construction and glazed to three aspects; half glazed door to:-

ENTRANCE HALL

With loft access hatch; floor standing oil fired boiler for central heating and domestic hot water; fitted carpet; door to sitting room and door to:-

KITCHEN/DINING AREA

16ft 9in x 10ft Narrowing to 7ft 9in.

5.11m x 3.35m to 2.36m

Two windows to front aspect; window to side; half glazed door to exterior; stainless steel sink with mixer tap; Built in shelved pantry cupboard; a range of kitchen base units; work surfaces; tiled splash backs; cooker space; plumbing for washing machine; built in shelved airing cupboard housing the hot water cylinder; coving; tiled flooring; two ceiling light points.

SITTING ROOM

15ft 3in x 12ft 10in.

4.65m x 3.92m

Sliding patio door that opens to a single glazed lean to sun room; feature brick fireplace (not used) with shelving and hearth; radiator; two wall light points; ceiling light; coved and textured ceiling; fitted carpet; door to:-

INNER HALL

Spacious built in shelved cupboard; ceiling light point; fitted carpet; door to:-

BEDROOM 1

13ft x 11ft 7in.

3.96m x 3.54m

Windows to rear and side aspects; built in double wardrobe cupboard; radiator; coved and textured ceiling; ceiling light point; fitted carpet.

BEDROOM 2

10ft x 8ft.

3.05m x 2.44m

Two windows to side aspect; built in double wardrobe cupboard; coved and textured ceiling; ceiling light point; fitted carpet.

WET ROOM

8ft 2in x 6ft.

2.49m x 1.84m

Window to rear aspect; wall mounted electric shower; pedestal wash basin; low level toilet; radiator; electric wall heater; fully tiled walls and flooring; ceiling light point.

OUTSIDE

A shingle driveway provides ample parking for at least three vehicles and leads to the single garage. The garage has an up and over door, power, lighting and a window to the rear. The garden is enclosed by panel fencing and hedging. It is mainly laid to lawn with some borders. There is a timber garden shed, timber workshop and a greenhouse.

LOCAL AUTHORITY

Suffolk Coastal District Council.

ENERGY PERFORMANCE RATING

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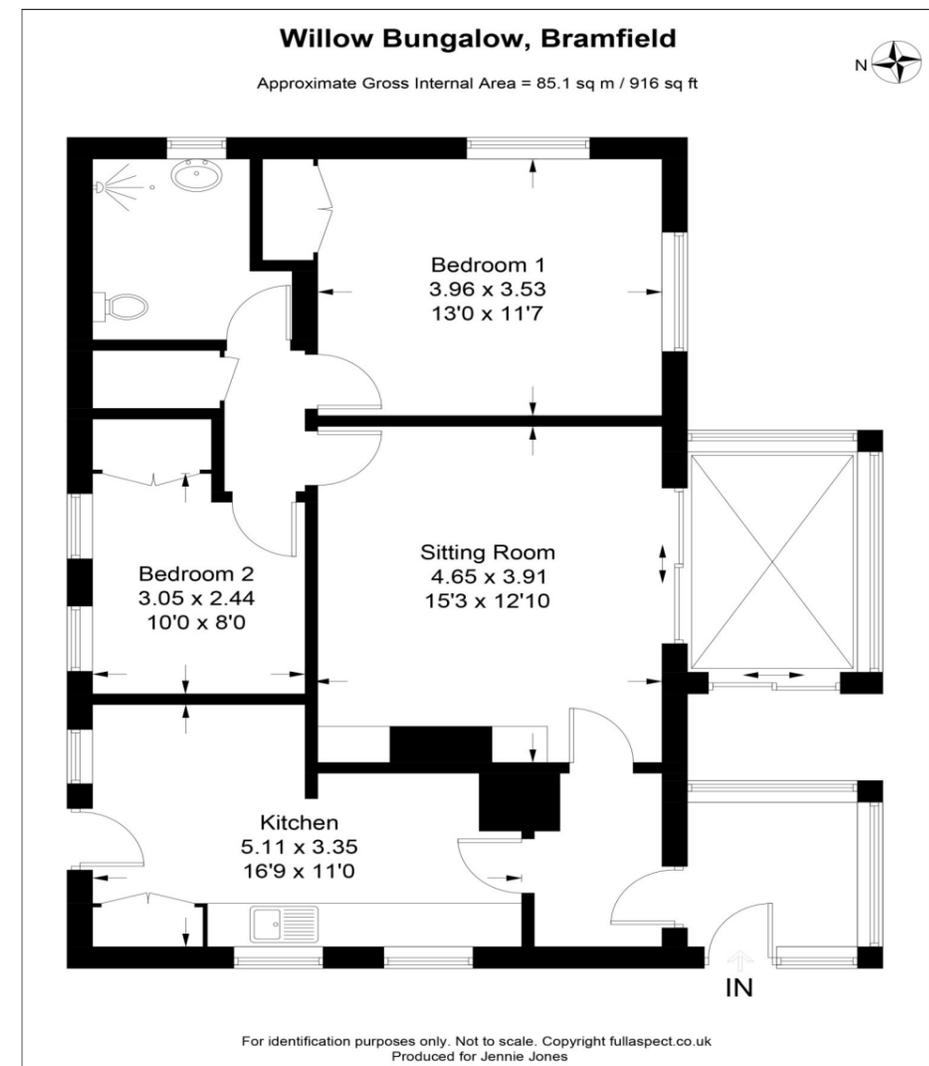
SERVICES

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

VIEWING

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

REF: 3991



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office