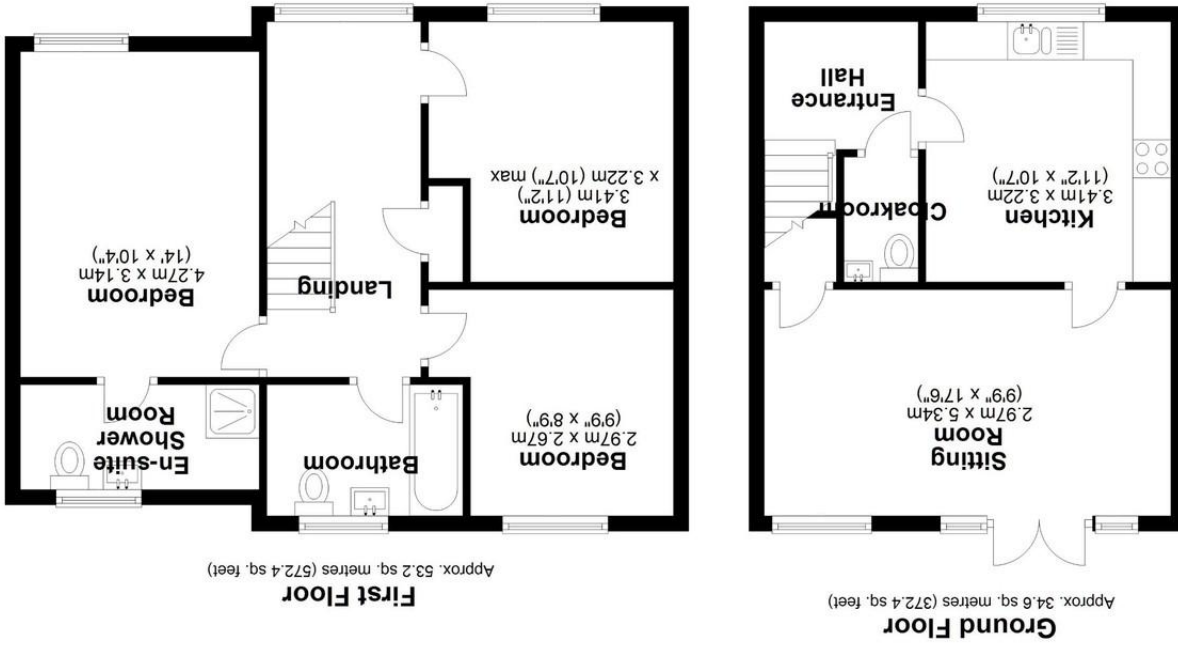




**Druce Estate & Letting Agents Ltd**  
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Total area: approx. 87.8 sq. metres (944.8 sq. feet)  
 Expertly Prepared By david-nortimer.com - Not To Scale - For Identification Purposes Only  
 Plan produced using PlanUp.



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**About us:** Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded their services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.



**Benhall**

**Guide Price £387,500**

## Property Summary

This stunning 3 double bedroom semi-detached home is situated on an exclusive Cul de sac on the edge of Benhall with has easy access to the A12, coastal areas and 5/10 minutes' walk to shops and amenities including train station. The bright stylish living accommodation opens out to the large rear garden and has a well equipped kitchen/dining room plus downstairs cloakroom. There is ample parking to the front of the property and integral carport with path to a patio area and lawn to the front garden. A perfect home for those seeking to be close to the coast and country to enjoy a rural lifestyle. Call today to view.

## Property Features

- Attractive 4 year old Semi-detached 3 bedroom home
- Ground floor reception areas have oak flooring with carpet to the bedrooms
- Sitting room features a corner fireplace with a wood burning stove and French doors to the garden
- Kitchen is beautifully fitted with hardwood worktops over ivory shaker-units and fully integrated appliances
- Master bedroom with en-suite plus family bathroom
- Gallery landing with Juliet window to front aspect
- Large enclosed rear garden is laid to lawn and flagstone patio paths and seating areas
- Driveway to the side leads to an integral carport
- Convenient location within walking distance of the town centre & railway station & short drive to the beautiful Heritage coast



## Property Description

**Internal measurements: 88.7 Sq. Meters (944 Sq. Ft)**

Oak veneer composite front door to

**Hall way**  
Stairs rising to the first floor.

Doors to

**Cloakroom (Internal)**  
Vanity unit with inset hand basin and W/c.  
Cupboard under stairs and extractor fan.

**Kitchen/Dining area (3.41 m x 3.22m) 11'2" x 10' 7"**  
Window to the front, range of fitted cabinets & draws, hardwood worktops with integrated fridge/freezer, dishwasher, washing machine, induction hob with stainless steel extractor fan above and double oven. Glazed door to

**Sitting room (5.34m x 2.97m) 17'6" x 9'9"**  
Window to the rear and French doors to the garden. Tiled recess with inset free standing wood burner, wooden mantel and tiled hearth. Door to cupboard housing meter/storage, including hot water tanks and pressurised system.

Stairs to Gallery landing with Juliet balcony, hatch to the attic  
Doors to

**Master bedroom (4.27m x 3.15m) 14' x 10' 4"**  
Partly coved ceiling with window to front aspect, hatch to loft.

**En suite**  
Window to the rear. Tiled shower cubicle with glazed door, wall mounted shower with adjustable showerhead, wooden shelves to the side.  
Vanity unit with hand basin with 2 cupboards below and WC with shelf above. Chrome heated towel rail and extractor fan. Double door wall mounted cupboard with shelves.

**Bedroom 2 (3.41 m x 3.22m) 11'2" x 10'7"**  
Window to the front, built in wardrobe.

**Bedroom 3 (2.92 m x 2.67 m) 9'2" x 8'9"**  
Window to the rear.

**Family bathroom**  
Window to the rear, panel bath with wall mounted shower, vanity unit with 2 doors below plus W/C with shelf above. Chrome heated towel rail with wall mounted cupboard.

**Rear garden**  
The good size fully enclosed garden has a paved patio area and is mainly laid lawn with a large wooden shed and great for family entertaining. To the side a shingle drive provides three parking spaces which one space is undercover.

**Front garden**  
This smart home is edged by a woven fence to the front with a lawn area and flagstone path and patio which leads to the side gate.

**Agents note:** There is an outside tap, electrically metered oil tank and two solar panels. There is 6 years remaining of 10 NHBC warranty.

**Viewings:** By accompanied appointment with a member of staff.

**Local Authority:** East Suffolk Council, Council Offices, Melton Hill, Woodbridge, Suffolk, IP12 AU  
Tel: 01394 383789

**Tax Band:** Council Tax Band C.

**NB:** Items depicted in the photographs are not necessarily included in the sale.

**Services:** Electricity, mains drains and water are connected to the property.

**Thinking of moving?**

Can we help you with an up to date valuation of your property? We can also recommend excellent professionals for a mortgage or legal representation.