



Druce Estate & Letting Agents Ltd
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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.

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.



Snape, Saxmundham

Asking Price Of £450,000

Property Summary

This charming 3 bedroom detached bungalow is situated on a quiet lane on the edge of Snape, it has lovely countryside views to the front and rear. It benefits from a comfortable living room with open fire, conservatory overlooking the good size garage, well equipped kitchen/dining room and study.

There is also ample parking at the front of the property. Ideal location, just minutes walk from the famous Snape Malting on the Alde Estuary. A good community spirit in the village hall and short drive from Aldeburgh,

Property Features

- 3 bedrooomed detached bungalow
- Good size living room with open fire place
- Fully equipped kitchen/ dining room
- Study with cloakroom (originally garage)
- Conservatory with views over the garden
- Oil fired central heating
- Double glazed windows and doors
- Bungalow would benefit from further updating
- Convenient village location surrounded by countryside views and walks
- Short drive to the glorious Heritage Coast, Towns and pretty villages



Property Description

APPROXIMATE INTERNAL MEASUREMENTS TBA

Undercover porch to

Front door with curved glazed feature panel

HALLWAY with doors to

LIVING ROOM Bay window to front aspect, brick open fire place, tiled hearth and wood mantle. Pine wooden strip ceiling and patio doors to

CONSERVATORY (Lean to style) windows to 3 sides under a polycarbonate roof with UPVC panels below. French door to the garden

KITCHEN/ DINING ROOM Window to the side aspect and skylight to ceiling. Extensive range of light wood upper and lower cabinets and drawers, built in gas hob (propane) with stainless steel extractor fan above, Neff electric oven below, integrated under counter fridge freezer, washing machine and cupboard housing the water softener. Island breakfast bar with 2 banks of drawers
Down to

STUDY/HOBBY ROOM (originally garage) Patio doors to the side aspect and window to front, 2 door tall cupboard housing the oil fired boiler, hatch to attic. Sliding door to

CLOAKROOM (internal) cc wc and corner hand basin off hallway

BEDROOM 1 Window to rear and side aspect overlooking the garden

Viewings

By accompanied appointment with a member of staff.

Local Authority

East Suffolk Council, Council Offices, Station Road, Melton, Suffolk IP12 1RT Tel: 01394 383 789

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Tax Band

Council Tax Band TBC.

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

Services

Electricity, gas, 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.