

Regency

ESTATE AGENTS



SPRINGFIELD, ABBOTSHAM, EX39 5BA

£475,000

A deceptively spacious & adaptable detached bungalow, situated on the outskirts of this popular village and offering well presented accommodation including 4 double bedrooms & 3 reception rooms together with well appointed kitchen & bathroom, corner plot gardens, garage & ample parking.

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Welcome to Springfield, a spacious 4 double bedroom detached bungalow nestled on the fringes of the ever popular & highly sought after village of Abbotsham.

Situated on a corner plot with lawned gardens to the side & rear, the bungalow is approached via a five bar entrance gate with driveway parking and garage measuring 25'1 x 12 (7.64m x 3.66m).

Internally the accommodation amounts to some 1500sqft and will be found in good order throughout, with a welcoming entrance hall leading to the majority of rooms whilst an attractive staircase leads to 2 first floor bedrooms, each enjoying pleasant views over surrounding countryside.

The spacious reception rooms offer comfortable living space whilst also presenting scope for open plan living but currently is well suited to those seeking a craft room or work from home space.

The general flow of the ground floor allows for easy transition between each room with the well appointed kitchen opening to the dining room and linking to the current craft room. On a practical level, there is a separate utility whilst the stylish bathroom includes both bath & shower enclosure, suiting all ages of the family.

Services: Mains electricity & water. Private drainage. Oil fired central heating.

Energy Performance Certificate: E (49)

Council Tax: BAND D (£2,316.55 per annum)



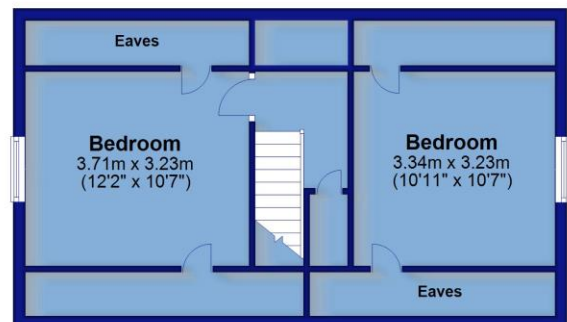
Ground Floor

Approx. 100.1 sq. metres (1078.0 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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