



Tymmes Place, Woodbridge,
£260,000

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- VILLAGE LOCATION
- HIGH SPECIFICATION REFURBISHMENT
- SEMI DETACHED BUNGALOW
 - TWO BEDROOMS
- 20FT OPEN PLAN LIVING AREA
 - CHAIN FREE
- BACKING ONTO OPEN FIELDS
 - ONE LEVEL LIVING
- MODERN KITCHEN AREA WITH APPLIANCES
- CUL DE SAC POSITION



CHAIN FREE: A recently refurbished two bedroom semi detached bungalow nestled in a cul de sac location in the lovely village of Hasketon.

PROPERTY:

Welcome to Tymmes Place in the charming village of Hasketon, Woodbridge! This delightful semi-detached bungalow offers a cosy retreat with its two reception areas, two bedrooms and shower room.

Nestled in a peaceful neighbourhood, this property is perfect for those seeking a tranquil lifestyle. The bungalow's layout provides an inviting atmosphere, ideal for relaxing evenings.

The village of Hasketon is known for its picturesque surroundings and friendly community, offering a true taste of countryside living. With easy access to local amenities and beautiful green spaces, this property presents a wonderful opportunity to embrace a slower pace of life.

Don't miss out on the chance to make this lovely bungalow your new home. Book a viewing today and experience the charm of Tymmes Place for yourself!

Council Tax: Band B
East Suffolk



LOCATION:

The lovely village of Hasketon is situated on the outskirts of Woodbridge and offers a rural setting with a fantastic pub, church and country walks. The location provides easy access to Woodbridge where there is the beautiful River Deben, excellent educational provision for both primary and secondary in the state and private sector, mainline railway station and a thriving town centre with both boutique and national shops.

ENTRANCE HALL:

Double glazed entrance door to:- Recessed lighting, door to store room and access via panel glazed door to:-

KITCHEN/LIVING/DINING ROOM:

20'8 x 17'11 (6.30m x 5.46m)

KITCHEN AREA: Double glazed window to front elevation, recessed ceiling lighting, single drainer sink unit with mixer tap inset to work top with cupboards under, a range of floor standing and wall mounted cupboards with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over four ring ceramic hob, electric oven under, electric storage heater and open access to:- **LIVING ROOM:** double glazed windows to rear garden and double glazed door to rear and internal door to inner lobby. Access can also be gained to **DINING AREA:** with window to the side elevation, electric storage heater and access to hall.

INNER LOBBY:

With doors to bedrooms and shower room.

BEDROOM ONE:

13'4 x 10'1 (4.06m x 3.07m)

Double glazed window to rear elevation with views over garden, built in airing cupboard and electric storage heater.

BEDROOM TWO:

10'0 x 6'11 (3.05m x 2.11m)

Double glazed window to front elevation and electric storage heater.

SHOWER ROOM:

Double glazed frosted window to front elevation, extractor fan, recessed lighting, low level WC, pedestal wash hand basin, corner shower with shower unit and curved screen doors.

FRONT GARDEN:

The front garden is laid mainly to lawn with front hedging access via wooden gate to front door. Side pedestrian access.

REAR GARDEN:

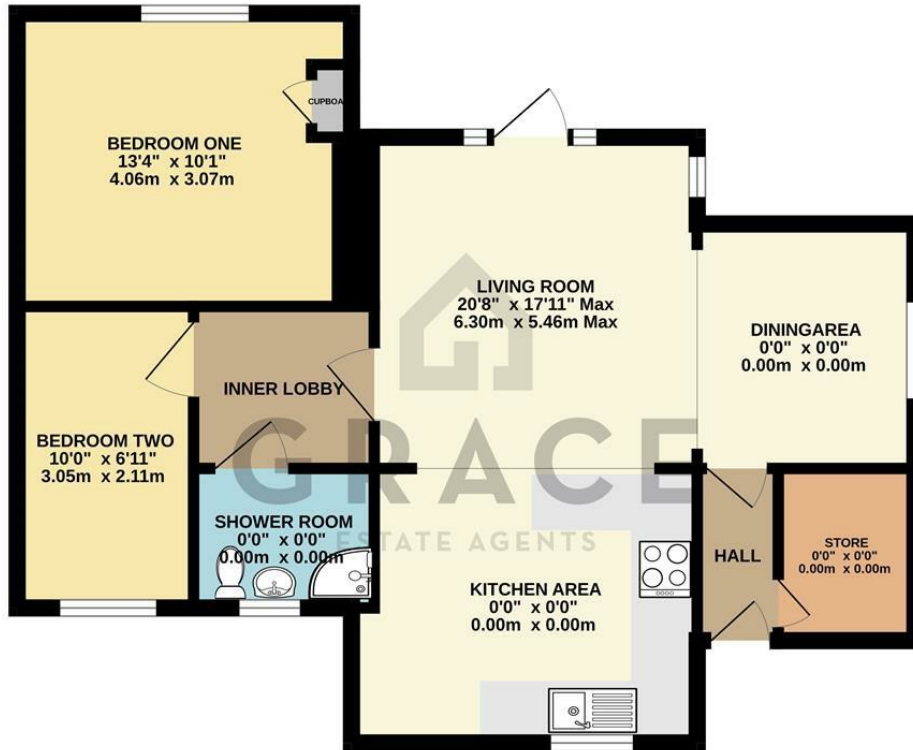
The rear garden has a paved area is established, of generous size with hedges and views over fields. Timber shed.



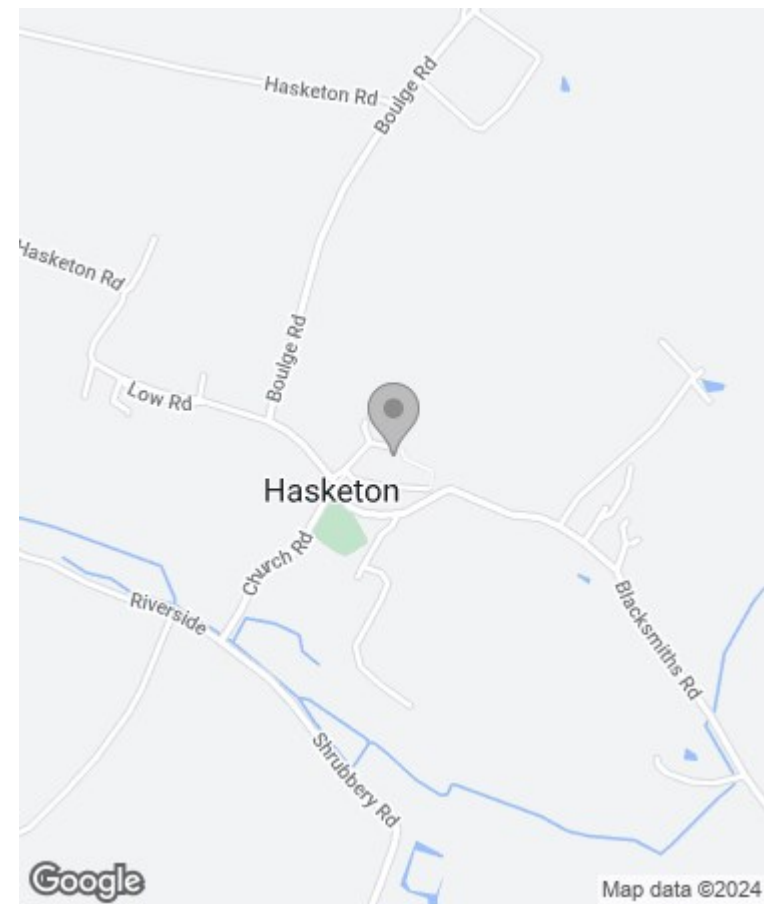




GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		66	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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