



3 Bedroom Detached Bungalow
Morning Flight
Halesworth, IP19 9BS

Sefftons
ESTATE & LETTING AGENT
£800,000
www.sefftons.co.uk



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THREE BEDROOM DETACHED BUNGALOW set on a tranquil plot in an area of outstanding natural beauty. Boasting generous and stunning grounds, alongside a fantastic master suite with a dressing area, this makes a fantastic family home. Call Sefftons today to organise your viewing.

THE PROPERTY

Upon entering this home, you are welcomed into the main entrance hallway, with a cupboard providing handy storage for coats and shoes. From here is a door to the living room, with a bay window to the front and sliding doors to the rear filling the room with natural light, and a feature solid sandstone open fireplace for cosy evenings in. It backs onto the generous conservatory, with underfloor heating making it well suited for year round use, and exceptional views overlooking both the rear garden and Blythburgh valley.

To the end of the entrance hall is the high quality, modernised kitchen. It is fully equipped with matching wall and base units, solid granite worktops and stylish tiled splashbacks. The kitchen is immaculate, and has a range of integrated appliances, including a Rangemaster oven with an electric hob, dishwasher and fridge freezer. There is an open plan archway to the dining room, creating a perfect space for hosting family and friends, with parquet flooring and dual aspect windows. The kitchen space is supported by a separate utility room just next door, with further cupboards and space for utilities.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

