

Sandlings The
Street
Bramfield
Halesworth



ATTIK
CITY | COUNTRY | COAST

Sandlings The Street

Guide Price £475,000

THE DETACHED & COMPLETELY RENOVATED 4 BED PROPERTY

A beautifully appointed four bedroom detached family house situated towards the centre of this much sought after east Suffolk village some 2½ miles south of the thriving market town of Halesworth, just 7 miles from the picturesque Suffolk coastal village of Walberswick, and less than 9 miles from Southwold. The village boasts amenities including a popular primary school, the excellent Queens Head public house/restaurant, village store/butcher, an idyllic thatched country church and Halesworth 18 hole golf course is just a mile up the road. The property is set well back from The Street, screened by Sycamore, Silver Birch and Cherry trees, with a delightful enclosed and private rear garden with views over the adjoining grazing meadow. The property has recently undergone comprehensive modernisation and improvement including a newly fitted kitchen with solid oak worktops, new oil-fired central heating and plumbing, new sealed unit double glazing, external and internal doors and re-wiring.

Light and airy, well-proportioned accommodation comprises: An L-shaped entrance hall with staircase to the first floor with a generous storage cupboard under. To the left is a downstairs WC, adjacent large cloak cupboard and half glazed door to the living room with feature open fireplace and bifold doors create a seamless transition into the garden, and a window to the side brings in additional light. This is a great family room, with plenty of space for sofas and other furniture.

Also from the entrance hall are half-glazed doors to the kitchen and dining room which is large enough for an eight-seater dining table and sideboard. The kitchen with new grey Shaker-style wall and base units, extensive solid oak worksurfaces with inset porcelain 1½ bowl sink, a large electric range (included in the sale) and space for dishwasher, washing machine, fridge and freezer. A wide opening above the work surface provides easy access to the dining room.

To the first floor there is a galleried landing with window to the front and access to part boarded loft with fitted ladder and light. The master bedroom with views over the meadow behind and an alcove for a wardrobe. A family bathroom has a white suite comprising, P-shaped bath with shower over, glass shower screen, wash basin, low level WC and white metro tiles. The second bedroom incorporates a built-in wardrobe and bedrooms three and four, although smaller, are still doubles with built-in wardrobes.

Outside is a good-sized, East-facing rear garden with a patio, a large lawned area and flower beds. Fully enclosed, it has a charming outlook over the grazing meadow, with some mature trees framing the view. The garage adjoins the house, within up-n-over door to the front and a door from the garden at the rear, there is lighting, power and a window to the rear. Off-road parking to the front for three cars.

Agents Notes...

Council Tax Band E

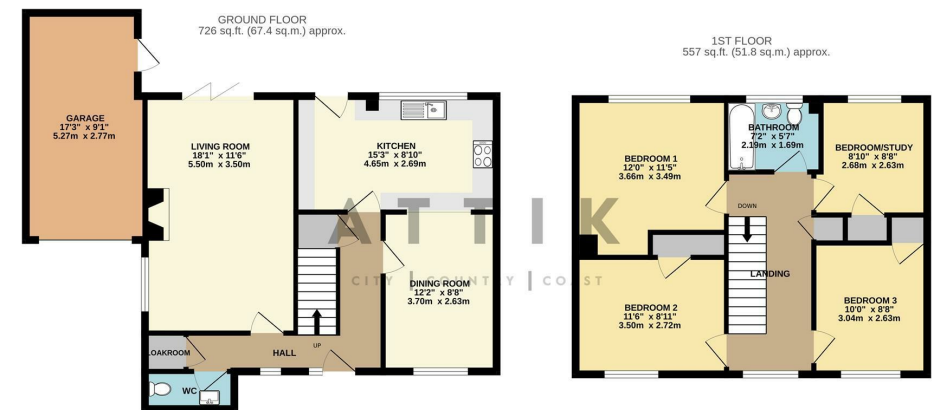
Local Authority
East Suffolk

Council Tax Band E

EPC Rating D



Contact
01986 899532
enquiries@attikccc.co.uk
www.attikccc.co.uk



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 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.
Made with Metropix ©2023