

1 Marsh View, Hogs
Lane, Blackheath
Wenhaston
Halesworth



1 Marsh View, Hogs Lane, Blackheath

Guide Price **£375,000**

The 3 bed home with an abundance of potential...

As you approach the property, you will be greeted by a charming outdoor space, offering a fenced-in front area offering off-road parking via dual gates. With the position of the property itself ensuring a peaceful ambience, perfect for those seeking a sanctuary surrounded by nature.

Stepping inside, you enter a good-sized hallway with access to the dining room, living room and stairs. The dining room offers a bright and airy space, featuring dual-aspect windows that flood the space with natural light. This room is versatile, and is capable of serving as a dining area, a cozy secondary lounge, or even a home office.

The main lounge exudes character with its stunning wooden flooring, charming tiled fireplace, and large wood burner, creating a warming focal point ideal for relaxing on chilly evenings.

Adjacent is another well-proportioned reception room, characterized by its dual aspect windows and open plan design offering lovely views over the garden. The kitchen is fitted with modern conveniences, including a double oven and dishwasher, and is complemented by a practical pantry space under the stairs. Here you will also find a convenient side entrance providing easy access for muddy boots after outdoor adventures, alongside a handy cloakroom.

On the first floor, the property reveals a spacious landing leading to several well-sized bedrooms. Bedrooms 1 and 2 offer comparable sizes with plenty of room for a double bed and further furniture, as well as built-in storage and charming views to the front. Bedroom 3, to the rear, presents a good-sized single room with space for further furniture and views to the rear garden. The family bathroom is impressively appointed with a four-piece suite, including a lovely walk-in shower, bathtub, hand wash basin and W/C.

Externally, the beautifully maintained garden features established plants, a charming wildlife pond, and a dedicated allotment area that is perfect for gardening enthusiasts and has been lovingly tended to for many years. Multiple seating areas create an inviting space for outdoor living and entertaining, with the addition of numerous sheds for handy storage. However, one of the standout features of this property is the direct access to the woodland area at the rear, a perfect escape for dog walks and nature trails.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band D

Local Authority

East Suffolk

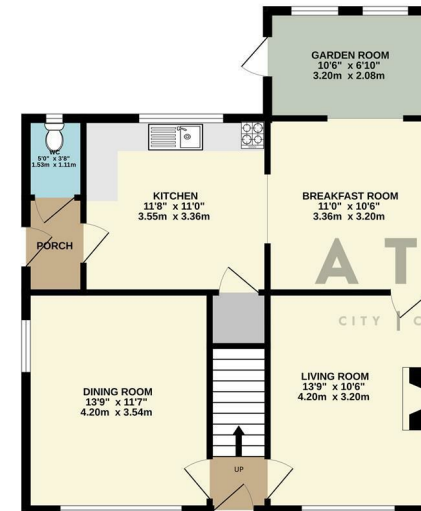
Council Tax Band D

EPC Rating E

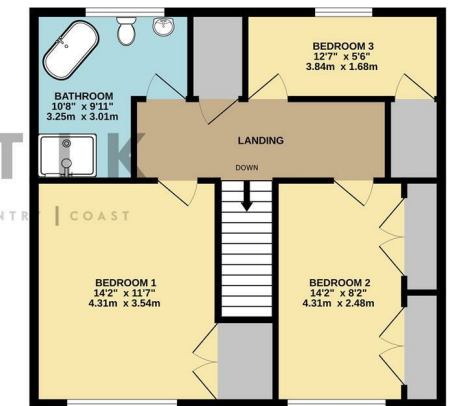


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GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.7 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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