

Mill Common
Westhall
Halesworth
IP19 8RF



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Mill Common

Offers In Excess Of £325,000

The extendable bungalow on a great plot.....

This 113m² bungalow sits on a generous wrap-around plot which is fully enclosed, with parking for at least four or five cars to the front, plus a carport and good-sized garage. The quiet, leafy setting and width of the plot provide ample opportunity to develop this property from a lovely two-bed bungalow with well-proportioned rooms, to a larger, family-sized property, without eating into the rear garden.

A double gate leads into the low-maintenance front garden and driveway. Whilst the front door is currently located next to the car port, leading into the kitchen, there is also access to the hall from the opposite side of the house. A separate, galley kitchen with integrated appliances has contemporary, shaker-style cabinetry, a large window to the side and a walk-in pantry – a useful throwback to times gone by and with an extraordinary amount of accessible storage for everything kitchen-related. At one end a door leads into the hall, with two built-in cupboards for coats and shoes. At the other end of the kitchen a door provides easy access to the dining area – a perfect oven-to-table set up for entertaining or just daily mealtimes. This in turn opens out into a 5m lounge, both overlooking the front garden. New windows ensure this lovely dual-function room remains cosy and peaceful. The lounge/diner also connects to the hall, off which are the family bathroom and two bedrooms.

Being at the back of the house, the windows in the generously sized master could easily be converted to doors to enjoy a morning tea or coffee in the privacy of the garden, just a few steps from the bed. That said, the two large windows still offer a lovely aspect to start each day and with a built-in wardrobe there's plenty of space for an armchair, dressing table or other furniture. The ensuite bathroom has a large, newly fitted electric walk-in shower with a mains pressure shower and jacuzzi bath in the family bathroom. Both are well-proportioned bathrooms, fully tiled and with heated towel rails. The second bedroom may be smaller, and is currently used as a gym, but with its built-in wardrobe there would still be plenty of room to walk around a double bed.

One of the key features of this bungalow is the ability to extend to either side without encroaching on neighbouring properties. This gives ample scope to create additional bedrooms – and of course, there's always the opportunity to convert the loft. This might mean losing storage space up above but have no fear, as the last thing you will have to worry about in this property is insufficient storage space! Outside, the 18m² garage currently houses one of the owners' cars, the hot water cylinder, boiler, and tumble dryer – and there's still space to get out of the car! There's also plenty of storage space in the garage roof. As you enter the back garden there is a large shed, with two further sheds on the opposite side of the house. The garden is a good size, laid to lawn, fully enclosed, peaceful, and private – it even has its own greenhouse.

This is a great little property with so much potential waiting to be realised, and just a short walk from the local pub too!

Agents notes...

A pre-recorded walkaround tour is available for this property.

Local Authority
East Suffolk

Council Tax Band C

EPC Rating D

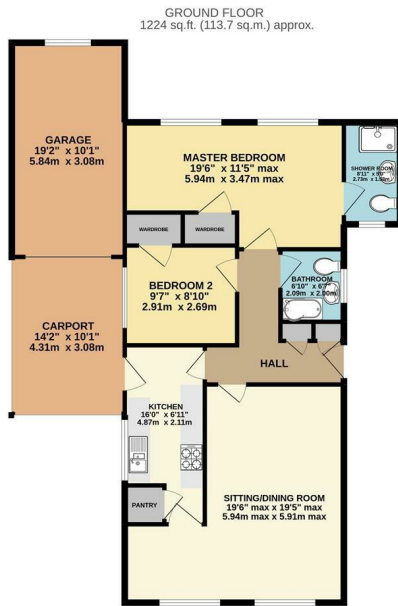


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TOTAL FLOOR AREA: 1224 sq.ft. (113.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and are provided as to their operation as efficiency can be given.
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