



The Willows, Bedfield, Suffolk





A SPACIOUS FOUR BEDROOM DETACHED BUNGALOW in the village of Bedfield set in a good-sized plot with wrap around garden **\*\*LARGE DRIVE WITH AMPLE PARKING\*\***

**LOCATION:** Bedfield is set in beautiful countryside 5 miles from the towns of Framlingham and Debenham. The village has a Church, Primary School, brand new children's play area, sports field, tennis court and a Community Club. Bedfield has a thriving community which includes local groups and community support. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.



- **Four Double Bedrooms**
- **Detached Bungalow**
- **Large Plot with potential to extend (sstp)**
- **Oil Fired Central Heating**
- **Garage**
- **Large Driveway**

**THE WILLOWS - INTERIOR:** An entrance door leads from the side of the property into a useful boot room/utility room with a further door leading into the back garden and plenty of storage space for shoes, coats etc. A door leads through to the kitchen which has a range of wall and base units, high level oven, space and plumbing for washing machine and dishwasher, large pantry cupboard and window to the side and rear. The central hallway leads from the formal front door through the centre of the house with a newly fitted bathroom to the rear with bath with shower over, basin and wc. Bedroom 3 and 4 are located at the front of the house and are both double bedrooms. Bedroom 2 is at the rear of the house and also a good sized double. The main bedroom overlooks the front garden and has generous fitted wardrobes to the far wall. The living/dining room is at the rear of the house and has sliding doors and window overlooking the rear garden.

This spacious bungalow offers generous accommodation and there could be further scope to extend (stpp) as the property sits centrally in its plot.

**THE WILLOWS - EXTERIOR:** A five-bar gate leads from the quiet lane into the driveway. The driveway has been recently gravelled and offers lots of space for parking numerous vehicles and there is also an EV charging point. There is a fenced pond area to the front of the house and the generous garden wraps around on all sides of the house and is mainly laid to lawn.

There is a large garage / workshop attached to the house with power connected.

The current owners use a large proportion of the garden as a small holding for their poultry collection.

**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** Mid Suffolk    **Tax Band:** D    **EPC:** F (subsequent to this a new boiler has been installed)

**Postcode:** IP13 7JJ

**What3Words:** ///readily.texts.unstable

**SERVICES** Oil fired central heating, mains drains, water and electricity.

**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Approximate total area<sup>m</sup>  
121.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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