



Brambly Hedge, Bedfield, Suffolk



A BRAND NEW THREE BEDROOM DETACHED BUNGALOW built to a very high standard in the village of Bedfield **garden with countryside views

****Underfloor heating throughout**** Garage and off road parking for three cars. 10 year New Build Guarantee.

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. There is an independent secondary school Framlingham College, plus the state secondary school Thomas Mills and a primary school.

- **New Build Detached Bungalow**
- **Three Bedrooms**
- **Main Bathroom and En-Suite**
- **Open plan Sitting/Dining/Kitchen**
- **Garden with Field Views Beyond**
- **Utility Room**
- **Garage with Roller Shutter Door**
- **Large Driveway with Off Road Parking**
- **10 Year New Build Guarantee**
- **No Onward Chain**



BRAMBLY HEDGE - INTERIOR An Entrance Hall welcomes you into this immaculate property which has lovely oak doors and floors throughout with underfloor heating which carries through to the reception room and utility room. There is a large cupboard perfect for coats and shoes. At the end of the Entrance Hall is a capacious Sitting/Dining/Kitchen which is extremely light and airy with bifold doors overlooking the garden and countryside views beyond.

The Kitchen has an extensive range of bone white units with marble effect worktop incorporating a drainer with a one and a half bowl sink unit and mixer taps above. There is an integrated oven, hob with extractor above, integrated dishwasher and integrated full height fridge/freezer. There is a large island unit. A Utility Room is off the Kitchen area and has further bone white units with space for a washing machine, tumble dryer and sink unit. A door leads out to the side of the garden.

The Main Bedroom has a window overlooking the front garden and an En Suite Shower Room comprising a large walk in shower, wc, ceramic wash hand basin set in a vanity unit and an opaque window to the side. There are two further double bedrooms one with a window to the front and one with a window to the side. The Family Bathroom has a large walk in shower cubicle with hand held shower, bath, wc, ceramic wash hand basin set in a vanity unit.

BRAMBLY HEDGE - EXTERIOR To the front of the property is a large gravel driveway with parking for three vehicles and it leads to a larger than average garage (25ft long) with an electric roller shutter door and a personal door to the rear going into the back garden.

The rear garden is mainly laid to lawn with tranquil and far reaching field views beyond. There is a patio area for outside dining and a path that leads to the garage and around the side of the bungalow with a gate into the front drive.

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

LOCAL AUTHORITY - Mid Suffolk **Tax Band:** TBC **EPC:** B **Postcode:** IP13 7JE

SERVICES Air source heat pump, underfloor heating, mains drains, water and electricity, double glazed throughout.

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





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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