



Elgin, Bedfield, Suffolk





**A DETACHED BUNGALOW ON A THIRD OF AN ACRE PLOT (sts) in need of modernisation \*\* THREE DOUBLE BEDROOMS \*\* NO ONWARD CHAIN \*\* DOUBLE GARAGE AND PARKING**

- Entrance Hall
- Sitting/Dining Room
- Kitchen & Utility Room
- Three Bedrooms
- Large Garden
- Workshop
- Double Garage
- NO ONWARD CHAIN



## **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.

## **ELGIN - INTERIOR**

On entering Elgin there is a good size 'T'-shaped hallway. To the right is the generous Sitting/Dining Room with a York stone fireplace and open fire with an alcove to one side. The room is light and bright with a picture window to the front and two further windows one to the side and one overlooking the rear garden at the Dining area. A kitchen leads off this room to the right and has a range of pink and wood units with laminate over, stainless steel one and half bowl with sink and drainer with window above overlooking the rear garden, space for an undercounter fridge and cooker. To the left of the Entrance Hall is the Main Bedroom which has a window overlooking the front and there are two further double bedrooms (one for a small double). The Family Bathroom has a four piece suite and has recently been updated to provide a bath with taps, walk in shower cubicle, wash hand basin with vanity unit under and wc with opaque window. This completes this really generous accommodation which would suit a variety of purchasers.

## **ELGIN - EXTERIOR**

To the front of the property is a large garden with various trees and shrubs and there is parking for numerous vehicles and set back, to the right, is a double garage with two up and over doors, rear personal doors and a window. You can access the rear garden from both sides of the property through to a large garden which is mainly laid to lawn. To the left at the rear of the garden is a large workshop with light and power and to the right is a shed and a potting shed. There is a large vegetable patch, small patio area and an undercover area leading to the kitchen door and to the outside utility area which has a water softener, space for a washing machine with shelving and a window to the side. At the rear of the garden is an open field used for next doors horses giving the property a true country feel.

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

**LOCAL AUTHORITY** - Mid Suffolk

**Tax Band:** E

**EPC:** E

**Postcode:** IP13 7EE

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

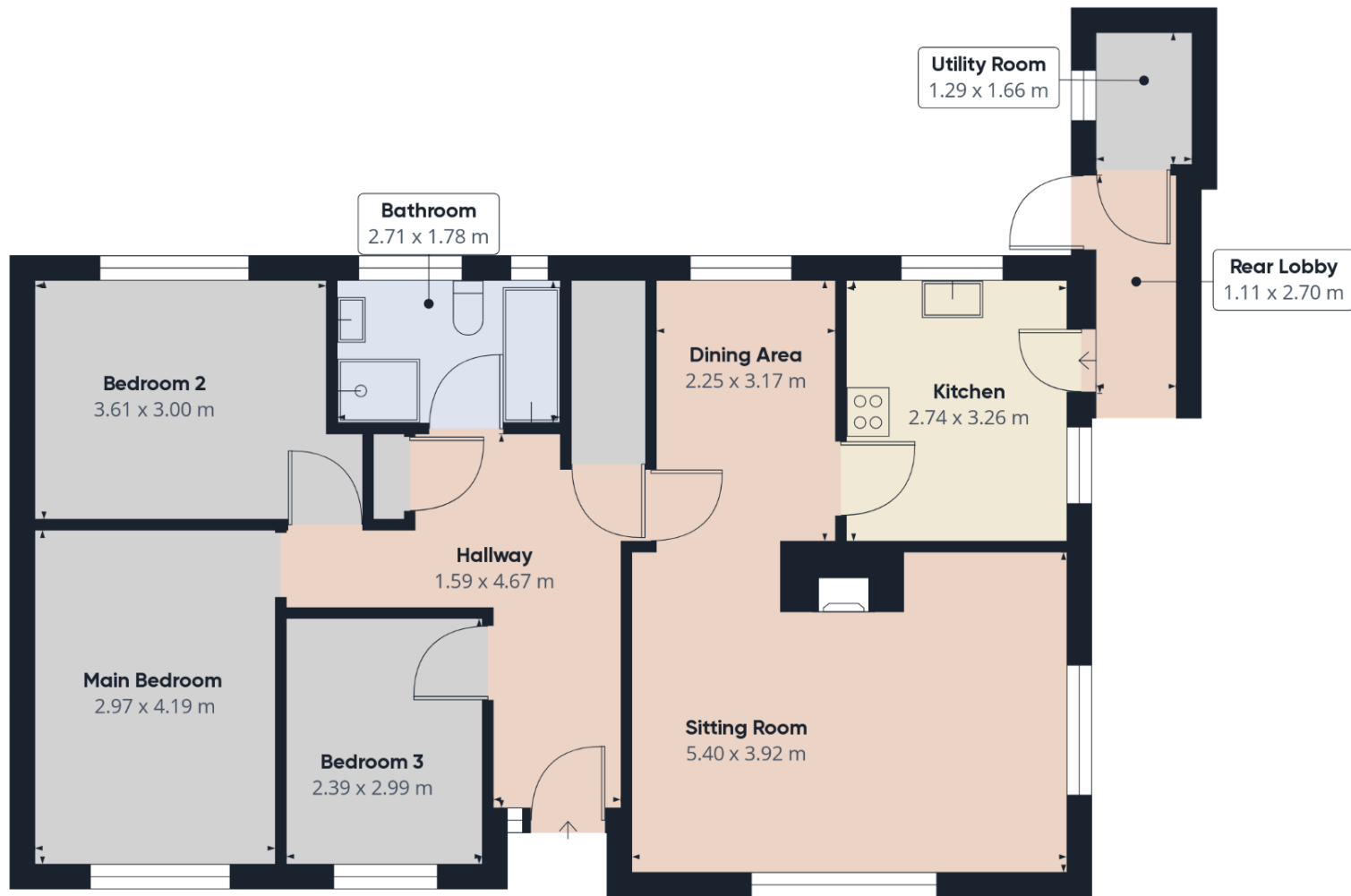
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**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









Ground Floor Building 1



**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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