



Swainston Way, Dennington, Suffolk



A delightful TWO BEDROOM semi-detached property in the heart of Dennington ****GARDEN**** GARAGE AND PARKING** Field Views Beyond

LOCATION Dennington is a lovely village and benefits from The Queen public house, St. Mary Church, active village hall and The Neathouse cafe. There is an outstanding nursery and village primary school with secondary schools in Framlingham which is just over 2 miles away. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill which 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.



SWAINSTON WAY - INTERIOR The Entrance Door is situated on the side of the property. You enter into a small entrance lobby with space for hanging coats. A glazed door leads into the spacious Sitting/Dining Room which has a feature bay window to the front and an understairs cupboard. A glazed door leads into the Kitchen which has a generous range of white wall and base units, wood effect laminate surfaces, electric freestanding cooker, space for fridge/freezer and washing machine, stainless steel sink and drainer with mixer taps with window over. The partly glazed UPVC door leads into the back garden.

Upstairs the main bedroom has a window overlooking the rear garden and has a built-in cupboard housing the water tank and electric boiler. There are views over the back garden and field views beyond. There is a further double bedroom overlooking the front of the house. The contemporary family bathroom comprises a P shaped bath with separate electric shower over and a grey gloss vanity housing a wash hand basin with separate wc.

The house benefits from UPVC double glazing throughout and central heating throughout via radiators with an electric boiler.

SWAINSTON WAY - EXTERIOR To the front of the property is a small lawned area and to the side is a shingle drive with parking for several cars which leads down to a garage with an up and over door, light and power. A side gate leads into the sheltered garden with a patio area close to the house and lawn with flower borders to the rear.

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

LOCAL AUTHORITY - East Suffolk

Tax Band: B

EPC: E

Postcode: IP13 8DB

What3Words: ///never.socialite.every

SERVICES 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.





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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