



Faircroft North Green Lane, Halesworth IP19 0DT



**william
h brown**

welcome to

Faircroft North Green Lane, Halesworth

William H Brown are thrilled to present this great opportunity to purchase this THREE bedroom DETACHED BUNGALOW in the village of Linstead. The home benefits from plenty of reception space, good sized bedrooms, off road parking, a wrap around garden and holds plenty of renovation potential.



William H Brown Bungay would like to present to you this fantastic opportunity to purchase this Three bedroom Detached BUNGALOW situated in the idyllic village of Linstead. This sits just outside of the Historic market town, Halesworth, which has a range of local amenities and range of independent shops, cafes, restaurants and its own railway station. The property itself is in need of a full renovation, which would allow the purchaser to put their own personal stamp on the property, whilst still being able to live in it, with facilities being functional. This property would be ideal for someone looking for a project and looking to escape to the countryside and has the potential to make a beautiful family home. There is ample parking with off road parking facilities to the front of the property, leading to a metal garage. A Studio/Annex is located to the side of the property, behind the metal garage - featuring a shower room which holds great options for visiting guests or a work from home set up. A particular standout feature of this property is the fantastic wrap around garden with laid lawn, vegetable patch and flowerbeds which would really appeal to those who fully appreciate nature. For more information and to schedule in a viewing call us on 01986 894608!

Accommodation

Ground Floor – Bungalow

Entrance Porch

Front door into Property and Double glazed window to Side aspect, Overhead light fitting, Power points, Access into Hallway.

Hallway

Doors leading to WC, Kitchen, Living/Dining Room, Access to all Three Bedrooms and Bathroom, Storage cupboard, Parquet flooring.

Lounge/ Diner

20' 9" x 12' 9" (6.32m x 3.89m)
Double glazed window to Side aspect, Sliding doors through to Conservatory, Gas Fireplace, Power points, Parquet flooring.

Conservatory

20' 9" x 5' 7" (6.32m x 1.70m)
Triple aspect double glazed windows, Door leading out to Garden, Parquet flooring.

Kitchen/ Breakfast Room

17' 3" x 8' 9" (5.26m x 2.67m)
Double glazed window to Front aspect overlooking vegetable plot, Tiled walls, Overhead light fitting, Fitted wall and base kitchen units with work surfaces, Gas cooker, Power points, Plumbing for washing machine, Tiled flooring.

Wc

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin.

Bathroom

Double glazed window to Front aspect, Fully tiled walls, Toilet, Wash hand basin, Bath tub with Shower screen.

Bedroom 1

13' 4" x 11' 10" (4.06m x 3.61m)
Double glazed window to Rear aspect, Built in wardrobe, Parquet flooring.

Bedroom 2

13' x 10' 6" (3.96m x 3.20m)
Double glazed window to Rear aspect.

Bedroom 3

11' 2" x 8' 9" (3.40m x 2.67m)
Two double glazed windows to the Front of the property.

Outside

Externally

Wrap around garden, Rural location.

Wooden Studio/Annex/ Office

Annex situated to the side of the property behind metal garage with shower room with Toilet, Wash hand basin and shower cubicle. Overhead light fittings, Power points, Laminate wood effect flooring.

Garage/ Studio

Metal garage.



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welcome to

Faircroft North Green Lane, Halesworth

- Detached Three Bedroom Bungalow
- Set in a Quiet, Picturesque Location
- Conservatory off Lounge
- Separate Studio with Shower Room
- Lots of Potential to Make Your Own
- Ample Off Road Parking and Single Metal Garage
- Substantial Plot - Wrap Around Garden
- Handy WC and Separate Bathroom

Tenure: Freehold EPC Rating: E

offers over

£375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106439 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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