



**Blue Horizon Langton Green, EYE IP23 7HL**



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## **Blue Horizon Langton Green, EYE**

This charming detached bungalow is ideally located within walking distance to local amenities, offering both convenience and comfort. The property includes off road parking and a large wrap around garden that provides ample outdoor space for relaxation, gardening, or entertaining.

### **Location**

The property is a short distance from the town centre enabling access to the many and varied facilities on offer. Whether young or old the town has something for everyone including a comprehensive range of shops, primary and high schools, health centre and bus routes. Positioned centrally within Norfolk & Suffolk the principal towns of Ipswich, Norwich & Bury St Edmunds are all within a similar distance of around 20 miles. Equally, the busy market town of Diss is around 5 miles distant providing, amongst other things, a mainline rail station with commuter service to London Liverpool Street in around 90 minutes, making the area popular and convenient for commuters.

The town itself is essentially self sufficient offering an excellent range of shops and services along with schools at Primary, High and Sixth Form level. Furthermore, a number of cultural activities take place throughout the year including Theatre, Classical Concerts and an Art Exhibition.

### **Accommodation**

#### **Entrance Porch**

Front aspect double glazed door and window, wall mounted lighting and laminate flooring.

#### **Entrance Hall**

Front aspect double glazed door and dual aspect double glazed windows, wooden effect laminate flooring, radiator, stairs leading to the first floor and three built in storage cupboards.

#### **Cloakroom**

Front aspect double glazed window, part tiled walls, low level flush wc, radiator, tiled flooring and pedestal wash hand basin.

#### **Shower Room**

Front aspect double glazed window, low level flush wc, wash hand basin in vanity unit, part tiled walls, walk in shower cubicle with fully plumbed rainfall shower, heated towel rail and extractor fan.

#### **Reception Room**

12' 2" x 9' 3" ( 3.71m x 2.82m )

Front aspect double glazed window, radiator, carpet, tv point and door to;

#### **Bedroom Four**

14' 8" x 9' 1" ( 4.47m x 2.77m )

Rear aspect double glazed window and door leading out into the garden, laminate flooring and tv point.

#### **Dining Room**

12' 2" x 10' 3" ( 3.71m x 3.12m )

Rear aspect double glazed window, radiator and wooden effect flooring.

#### **Lounge**

17' 3" x 13' 1" ( 5.26m x 3.99m )

Dual aspect double glazed windows, radiator, wooden effect flooring, tv and telephone points.

#### **Kitchen**

12' 5" x 9' 5" ( 3.78m x 2.87m )

Rear aspect double glazed window and side aspect door leading into the utility room. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowls, work surfaces, splash back, integrated appliances including eye level double oven and ceramic hob with extractor hood.





### Utility Room

8' 3" x 8' 11" ( 2.51m x 2.72m )

Side aspect double glazed window, rear aspect double glazed door leading into the conservatory, radiator, fitted wall and base units, work surfaces, integrated fridge and freezer, spaces for washing machine, tumble dryer and dishwasher.

### Conservatory

13' 1" x 9' ( 3.99m x 2.74m )

Dual aspect double glazed windows, side aspect double glazed french doors leading out into the garden, radiator and exposed bricks.

### Landing

Front aspect double glazed window, carpet and doors to;

### Bedroom One

22' 1" x 16' 6" ( 6.73m x 5.03m )

A spacious bedroom benefiting from dual aspect double glazed windows, carpet, two radiators and door to;

### En-Suite

Front aspect double glazed window, low level flush wc in vanity unit with storage cupboard above, wash hand basin in vanity unit, radiator, tiled walls and shower cubicle with fully plumbed shower.

### Bedroom Two

16' 3" x 8' 1" ( 4.95m x 2.46m )

Front aspect double glazed window, radiator, carpet and door to;

### En-Suite

Front aspect double glazed window, low level flush wc in vanity unit and wash hand basin in vanity unit, radiator, tiled walls and shower cubicle with fully plumbed shower. Door into a walk in storage cupboard.

### Bedroom Three

14' 8" x 8' 2" ( 4.47m x 2.49m )

Rear aspect double glazed window, radiator and carpet.

### Outside

To the front of the property is a hard standing driveway providing off road parking for multiple vehicles, access to the garage and garden.

To the rear of the property is a laid to lawn area with mature planted flower beds, tree and hedge borders, paved patio and shingle areas making these all great spots to relax and dine in throughout the summer months, outside lighting, garden shed, tap and raised pond.

### Garage

9' 4" x 8' ( 2.84m x 2.44m )

Two wooden front doors, part of the garage has been converted into bedroom four but still provides storage space with power and lighting.

### Services

Mains Gas  
Mains Electricity  
Mains Water  
Septic Tank

### Council Tax Band: D



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## Blue Horizon Langton Green, EYE

- Detached Bungalow Situated In A Town Centre
- Kitchen With Integrated Appliance And Utility Room
- Three Receptions Rooms And Conservatory
- 22ft Master Bedroom With En-Suite
- Three Further Double Bedrooms, One With En-Suite
- Shower Room And Cloakroom
- Wrap Around Garden With Various Seating Areas
- Benefits From Gas Central Heating

Tenure: Freehold EPC Rating: C

offers over

**£475,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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