



Home Farm, Bedfield, IP13 7EE

welcome to

Home Farm, Bedfield

Sitting in a sizeable plot this generously sized detached family home that has undergone a significant period of renovation and is now ready for the next phase of improvement and enhancement.

Summary

Sitting in a sizeable plot this generously sized detached family home that has undergone a significant period of renovation and is now ready for the next phase of improvement and enhancement, there is also an option to extend the house further with open plan living space along with two further reception rooms, utility and cloakroom on the ground floor. Five bedrooms span across two floors upstairs, along with the four piece family bathroom and en-suite to principal bedroom.

Location

This property is situated in the heart of rural Suffolk in Bedfield offering a well-regarded local primary school, a village play area, a playing field (with tennis court) and The Crown Public House. The historic town of Framlingham benefits from a High School, weekly market, supermarket, retail businesses, pubs, cafes and restaurants lies 5 miles to the south east. Debenham, 4 miles to the south west, is home to the very well regarded Debenham High School as well as a supermarket, range of retail businesses, pubs and restaurants.

Accommodation

Entrance Hall

Front aspect wooden door, radiator, carpet, under stairs storage cupboard, stairs leading to the first floor, access to the boiler room and doors to;

Dining Room

24' 5" x 12' 2" (7.44m x 3.71m)

Two front aspect single glazed sash windows, rear aspect glazed door leading out into the rear garden, inglenook fireplace housing a wood burning stove, two radiators, exposed beams and carpet.

Study

13' 7" x 12' 6" (4.14m x 3.81m)

Front aspect single glazed sash window, side aspect single glazed window, radiator, brick fireplace with an open fire and exposed beams.

Kitchen

15' 7" x 12' 4" (4.75m x 3.76m)

Side aspect double glazed window. Fitted kitchen with a range of base fitted units, stainless steel sink and drainer, one and a half bowls, work surfaces, exposed beams, radiator, recessed spot lights and spaces for dishwasher, American style fridge/freezer and Range style cooker. Door to the utility room and open plan into the lounge.

Lounge

20' x 11' 11" (6.10m x 3.63m)

Dual aspect double glazed windows, rear aspect double glazed french doors leading out into the rear garden, two radiators, recessed spot lights, tv and telephone points.

Utility Room

13' 1" x 10' 11" (3.99m x 3.33m)

Rear aspect double glazed window, side aspect wooden stable door, base fitted units, work surfaces, stainless steel sink and drainer, radiator, two built in storage cupboards, exposed beams and door to the cloakroom.

Cloakroom

Low level flush wc, wall mounted wash hand basin and radiator.

First Floor Landing

Front aspect single glazed sash window, carpet, radiator, loft hatch, stairs leading to the second floor and doors to;





Bedroom One

18' 11" x 12' 3" (5.77m x 3.73m)
Two front aspect single glazed windows, two radiators and door to;

En-Suite

Rear aspect double glazed window, low level flush wc, pedestal wash hand basin, tiled flooring shaver socket, walk in double shower cubicle with rainfall shower and additional shower head, part tiled walls and extractor fan.

Bedroom Two

15' 11" x 14' 6" (4.85m x 4.42m)
Dual aspect double glazed windows, carpet and radiator.

Bathroom

12' 9" x 11' 5" (3.89m x 3.48m)
Dual aspect double glazed windows, low level flush wc, pedestal wash hand basin, large double shower cubicle with rainfall shower and additional shower head, free standing bath with mixer taps and shower attachment, part tiled walls, radiator, recessed spot lights, shaver socket, extractor fan and large airing cupboard housing a water tank.

Bedroom Three

12' 8" x 8' 2" (3.86m x 2.49m)
Front aspect single glazed sash window, carpet, radiator and under stairs storage cupboard.

Second Floor Landing

Carpet, stairs leading to;

Bedroom Five

10' 3" x 9' 11" (3.12m x 3.02m)
Front aspect double glazed window, radiator, carpet and restricted head height. Door way to;

Bedroom Four

12' 3" x 10' 2" (3.73m x 3.10m)
Rear aspect double glazed window, radiator, carpet and restricted head height.

Outside

To the front of the property is a laid to lawn area with a driveway to the side providing off road parking for multiple vehicles.

The rear garden is mainly laid to lawn with mature planted trees, paved patio area and a raised patio area with a wooden pergola making both these spots perfect for dining and entertaining in throughout the summer months, fully enclosed via fencing, oil tank and gated access to the front of the property.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: E



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welcome to

Home Farm Bedfield

- Well Presented Detached Family Home With No Onward Chain
- Wealth Of Accommodation With Rewiring, New Heating System and Further Renovations Having Taken Place
- Open Plan Kitchen/ Living Area
- Two Spacious Reception Rooms With Exposed Fire Places
- Large Utility Room With Ground Floor Cloakroom

Tenure: Freehold EPC Rating: E

offers in the region of
£625,000



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

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Property Ref:
FLH104961 - 0004

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