



MINK FARM, ABBEY ROAD

FLIXTON, NR35 1NL



Exciting opportunity to own a charming property in the peaceful village of Flixton, Suffolk. The property sits in an impressive 4.42 acres offering endless potential for your dream lifestyle.

Whether you are looking for space to grow, room for horses, or a serene countryside retreat, Mink farm offers the perfect fit.

Mink Farm is a four bedroom detached chalet bungalow, offered with no onward chain, built in the 1950's this much loved home is now in need of modernising and refurbishment.

Mink Farm is positioned in superb plot of 4.42 acres made up of gardens and paddocks. With field views to every aspect. The driveway leads to the property and a parking area with a block of stables and outbuildings, the drive then leads to the rear of the property, where there is a further stable block/field shelter and 2 further outbuildings one of which has a pit.

The property offers a generous size kitchen and lounge, a family bathroom and a conservatory four bedrooms two of which are located on the ground floor and two on the first floor.

Mink Farm is located in the village

of Flixton, between the market towns of Harleston and Bungay. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, Theatre and leisure facilities including indoor swimming pool and golf club.

SERVICES

Mains water are connected. And the sewage is via a septic tank (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - D



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4.42



TBC



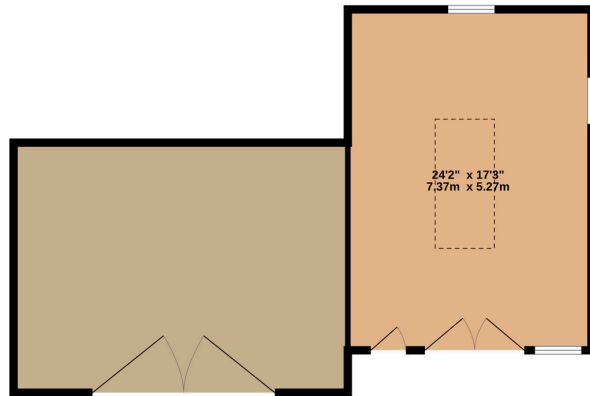
4.42 ACRES
NO ONWARD
CHAIN!



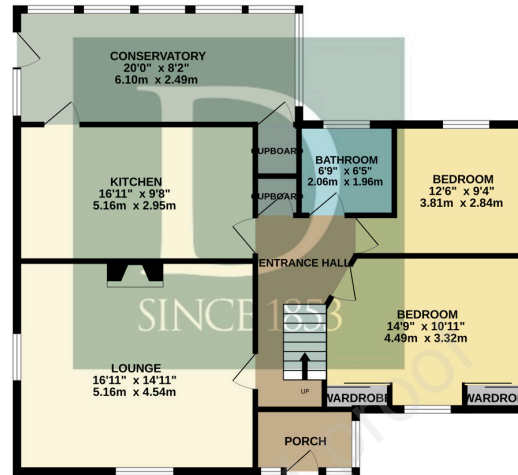


FLOOR PLAN

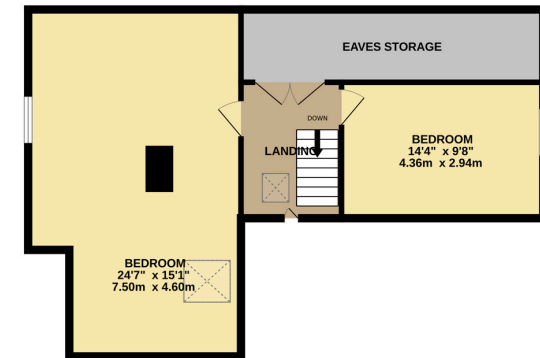
OUTBUILDING
839 sq.ft. (77.9 sq.m.) approx.



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 2500 sq.ft. (232.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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