



WHEELWRIGHT HOUSE

POUY STREET, SIBTON, SAXMUNDHAM, IP17 2JH



Located in the charming village of Sibton, this detached house benefits from three double bedrooms, ample off road parking and a garden that wraps around the property!

Entering the property through the storm porch and front door, there is a generously sized entrance hallway providing access to the two main reception rooms and the stairs to the first floor. The main reception space is a large, open plan sitting/dining room with windows on three sides, making it a bright room. There is a fireplace as the focal point. The dining area leads through to the kitchen, which overlooks the rear garden and is fitted with a range of wall and base units, with space for white goods. On the ground floor there is also a WC with basin and toilet, and a practical boot room. Off the boot room is a utility-style space, formerly the garage, which could be converted into another reception room or used for storage.

Upstairs, the main bedroom is a good-sized double overlooking the garden. The second bedroom is also a double with views over the garden and fields, while the third is a smaller double. The bathroom is fitted with a bath, shower, and basin, and there is a separate WC with basin and toilet.

Outside, the property has off-road parking on the driveway and a single garage. Next to the garage are several outbuildings that could serve as workshops or storage. The garden wraps around the property and is currently divided into several distinct areas. There is also the benefit of a conservatory accessible via the garden to enjoy the outdoors. It offers plenty of scope and would suit someone looking to put their own stamp on the gardens.

SERVICES - Mains water and electricity are connected. Heating is provided for by way of storage heaters. Calor Gas bottles are connected to the property. Drainage is via a private soakaway system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – D

EPC – TBC

TENURE - Freehold

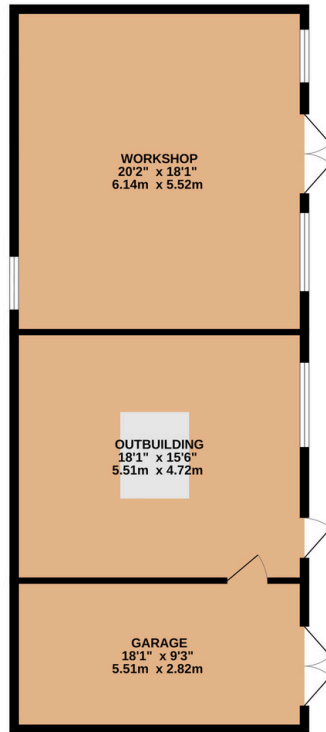
VENDORS NOTES – This property is not currently registered under Land Registry





FLOOR PLAN

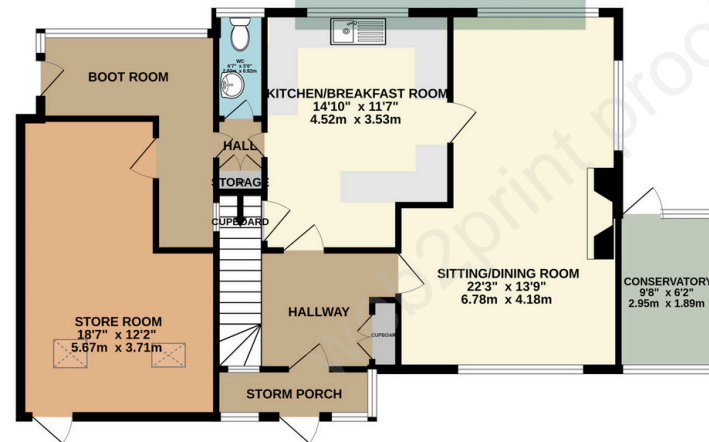
OUTBUILDINGS
812 sq.ft. (75.5 sq.m.) approx.



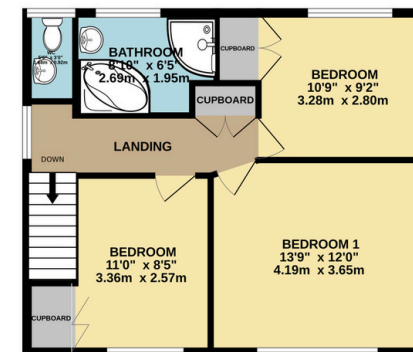
TOTAL FLOOR AREA : 2267 sq.ft. (210.6 sq.m.) approx.

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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GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



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