



Mistrie Blacklands Lane, Sudbourne Woodbridge IP12 2AX

welcome to

Mistrie Blacklands Lane, Sudbourne Woodbridge

Set on a plot of approximately an acre (sts), in the popular village of Sudbourne, this spacious three bedroom detached bungalow benefits from a double garage together with ample driveway parking.



Outside

The property is approached via a gated entrance to the sweeping gravel driveway, providing parking for multiple vehicles, which gives access to both the property and the double garage. The front garden, surrounded by hedging, is laid to lawn, with a small area of shrubs directly in front. A gate to the side gives access to the rear garden.

External Porch

Door to...

Entrance Hall

Obscure glazed door and window to the front. Spacious hallway, 2 storage cupboards (one of which is a pantry cupboard), radiator. Access to the...

Kitchen / Utility

12' 11" Max. x 16' 1" Max. (3.94m Max. x 4.90m Max.)
Two windows and a door to the rear. Fitted with a range of wall and base mounted units, tiled splashback, space for a double range, space for double range and space for white goods. one and a quarter sink and drainer with mixer tap, shelved pantry cupboard with light and water softener. Two radiators.

Master Bedroom

8' 8" Max. x 21' Max. (2.64m Max. x 6.40m Max.)
Two windows to the side and a window to the rear, radiator, access to the...

En-Suite

Obscure glazed window to the side with floating style sink under, tiled splashback, tiled shower cubicle, low level WC.

Bedroom Two

8' 7" x 12' 2" (2.62m x 3.71m)
Window to front with radiator under.

Bedroom Three

8' 8" x 11' 11" (2.64m x 3.63m)
Window to front with radiator under.

Bathroom

obscure glazed window to rear. Low level WC, pedestal wash hand basin with splashback over, shaver sockets, bath with rain effect showerhead over, shower screen, Aquaboard and tiled surround.

Lounge / Diner

9' 11" Max. x 25' 3" Max. (3.02m Max. x 7.70m Max.)
Window to the rear and window to side, radiator, log burner set on a tiled hearth. Access to the...

Study

9' 8" x 8' (2.95m x 2.44m)
Window to the front with radiator under, sliding door to the lounge/diner. Access to the...

Conservatory

19' 4" x 14' 1" (5.89m x 4.29m)
Quarter brick construction with UPVC obscure roof. Doors and windows to three sides, tiled floor and free standing log burner.

Rear Garden

Bordered by Tunstall Forest to the right and paddocks to the rear, with a gate giving access to the forest, the private rear garden is mainly laid to lawn, with a range of mature trees and shrubs to the bottom of the garden. There is also an allotment area with greenhouses and 2 patio areas.

Double Garage

With 2 up and over doors to the front, window and door to the side, window to rear, power connected.

Special Features

There is a Mixergy smart water heater and 17 solar panels.



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Mistrie Blacklands Lane, Sudbourne Woodbridge

- Popular Village Location
- Bordered by Tunstall Forest
- Double Garage & Driveway Parking
- Set on a plot of approx. an acre (sts)
- Mixergy Smart Water Heater, Solar Panels and Powerwall

Tenure: Freehold EPC Rating: E

£630,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG108960 - 0006

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