

A three bedroom detached bungalow requiring general modernisation, situated within a pleasant location opposite the playing fields in the heart of the village of Bedfield.

Guide Price
£325,000 Freehold
Ref: P7372/C

Play View
Long Green
Bedfield
Suffolk
IP13 7JE



Hallway, sitting room, kitchen/dining room, utility room, three bedrooms and bathroom.

Off road parking, garage and gardens extending to just under a quarter of an acre.

Contact Us



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Location

The property is situated in the village of Bedfield, opposite the playing field and within walking distance of the primary school. Further facilities can be found in the historic market town of Framlingham, which lies approximately 6 miles to the south-east. Here there are schools in both the state and private sector. There are also a number of highly respected pubs and restaurants, as well as other shops and businesses. The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and one of the most highly regarded high schools in East Anglia. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street Station which are scheduled to take just over the hour. The Heritage Coast is about 20 miles to the east with links to Aldeburgh, Thorpeness, Southwold and Orford.

Description

Play View is a detached bungalow predominantly of brick construction under a tiled roof and is believed to date from the 1960s or 1970s. It is anticipated that an incoming buyer may carry out a general refurbishment programme and replace night storage heaters with a central heating system. The house does benefit from UPVC double glazed windows.

A front door leads to the hallway off which are the doors to the reception rooms, kitchen, bathroom and also a cloak cupboard. There is a dual aspect sitting room with windows overlooking the garden. The kitchen/dining room has basic high and low level wall units with an integrated oven, hob and sink as well as space for a fridge. A door opens to a utility/boot room with plumbing for a washing machine. This overlooks the rear garden and has a door to the exterior. There are three bedrooms which can all be used as doubles and in addition, a bathroom with bath, WC and hand wash basin.

The bungalow sits in grounds of approximately 0.23 acres which are fully enclosed by mature hedging. There is off road parking for at least two vehicles and there is an integrated garage that measures 16'1 x 9'8. This has a window to the rear overlooking the rear garden and up and over door to the front.

The front garden is laid to grass as is the back where there are mature trees. There is also a garden shed.





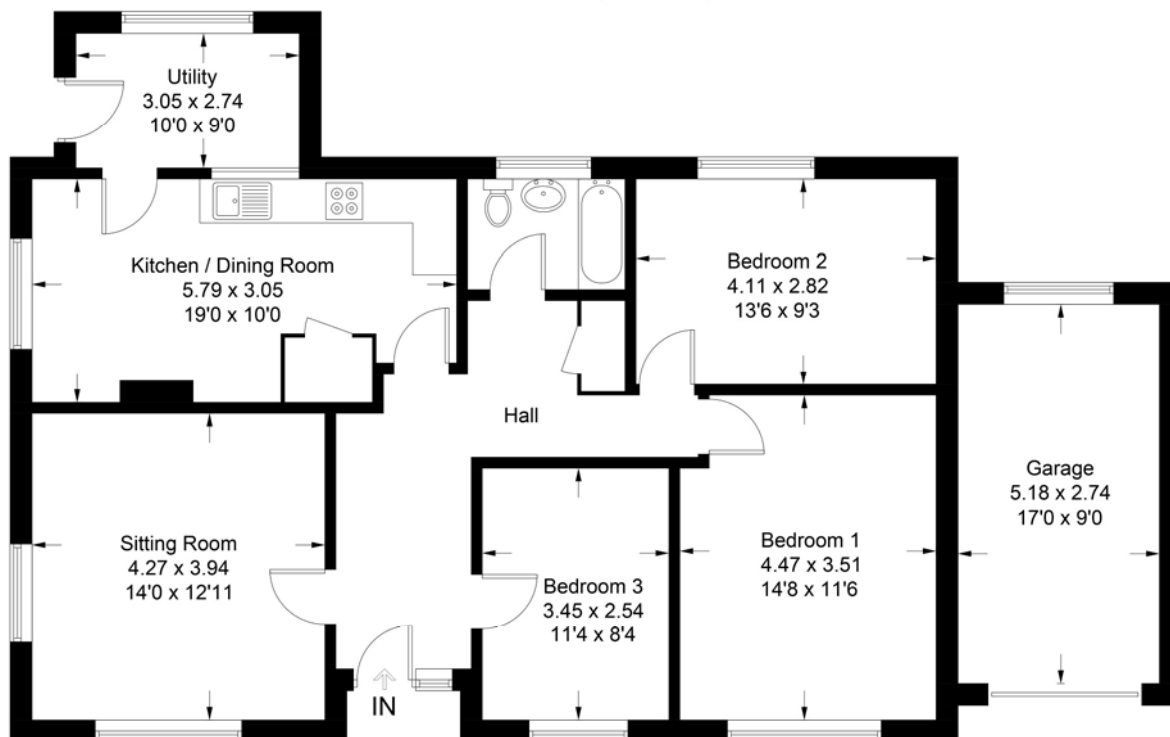






Playview, Bedfield

Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 110.5 sq m / 1189 sq ft



Ground Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Night storage heaters.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (copy available from the agents upon request)

Council Tax Band D; £2,054.19 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

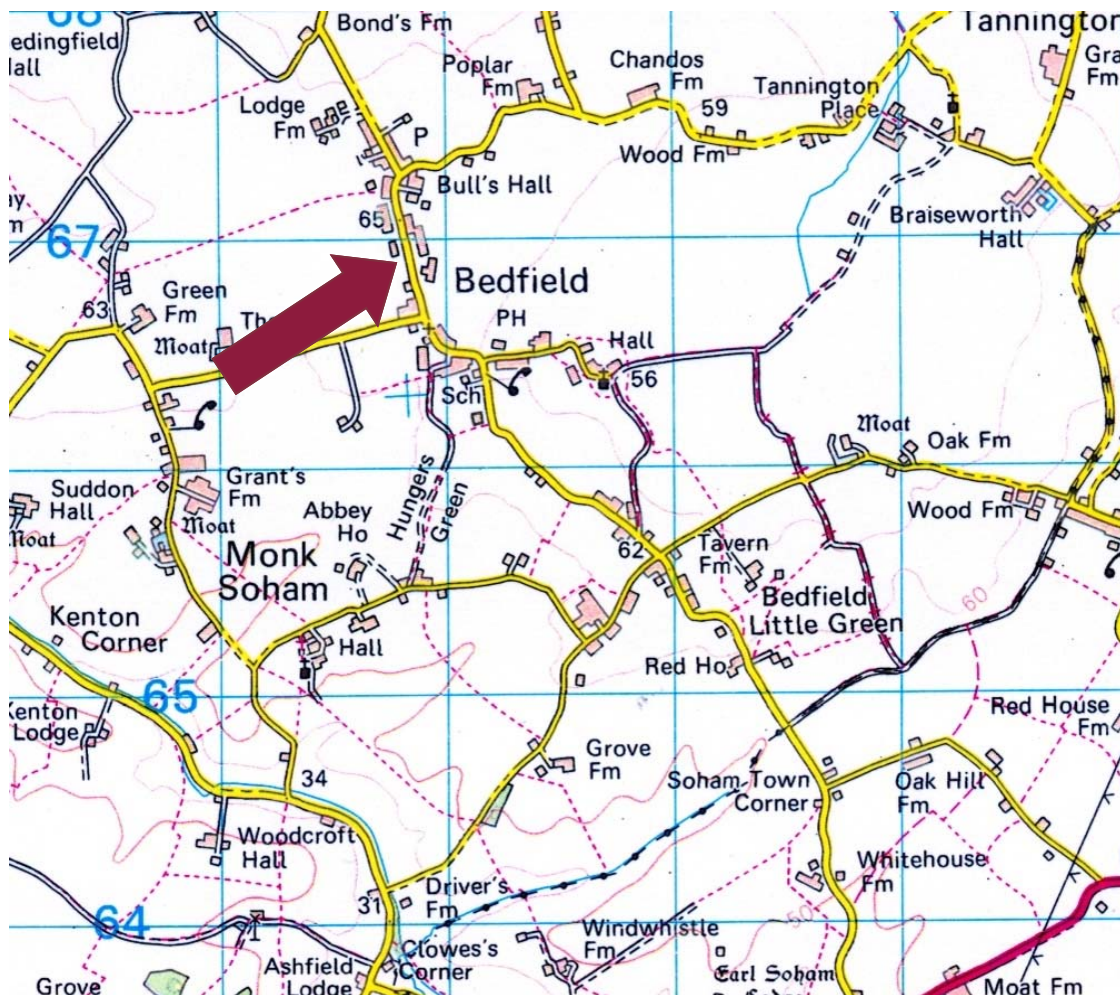
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

June 2024

Directions

Proceed into Bedfield from the south passing the primary school on the left. Continue past the village sign and where the playing fields are to be found on the right, and Play View will be found on the left hand side.

What3Words location: ///hillside.cold.craftsmen



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