



Offers Invited: £399,995
Regmic, Shadingfield

£250.00 towards Legal Fees**templewicks are pleased to offer for sale this detached bungalow with ***NO ONWARD CHAIN that sits on a generous plot located in the heart of the village of Shadingfield. The bungalow provides spacious living accommodation including a 19' sitting room, kitchen, separate dining area and three double bedrooms with an ensuite bathroom to the master bedroom. The property benefits from an oil fuelled central heating system, secondary double glazing and well landscaped gardens with spacious 22' garage. The Vendor is open to reasonable offers and may well suit a cash purchaser.'*

Property Features:

- Village Location
- Three Double Bedrooms
- Family Bathroom & Ensuite Shower Room
- Sizable Sitting Room
- Fitted Kitchen
- Utility Room
- Dining Room
- Generous Plot
- Large Garage
- Ample Off Road Parking



The Property:

As you enter through the front door this leads into an entrance porch, with plenty of space for shoes and coats and continues into the entrance hall having a double storage cupboard and a further single cupboard. From the hall a door leads into a dining area with a secondary glazed window to the front and a door into the kitchen which comprises a worktop with inset sink and drainer with cupboards and drawers beneath, further worktop with cupboards under, inset four ring ceramic hob, tall cupboard housing double oven, space for upright fridge/freezer and a door to the garden. From the dining area an opening leads to a 19' sitting room comprising uPVC sealed unit double glazed French style doors to the garden and a secondary glazed window overlooking the rear garden. An open fireplace provides a focal point with its tiled hearth and wooden mantle. A master bedroom can be found to the left of the bungalow and has a secondary glazed window to the front and benefits from an ensuite bathroom comprising low level W.C, panelled bath, wash basin and side window. There are two further double bedrooms both with secondary glazed windows and one has a double wardrobe. A good size family bathroom comprises a separate shower cubicle, low level W.C, pedestal wash basin, corner bath and window to the rear. The property also benefits from a utility room which has a worktop with inset sink and recess with space and plumbing for a washing machine and floor mounted oil boiler for central heating and domestic hot water along with a door leading to the garden.







External

The property is approached by a large shingle driveway which provides plenty of off-road parking and extends to a large garage with double doors and power and lighting connected. The garden has a brick wall to the front and lawn and the driveway continues to the front entrance. An opening to the side provides access into a fully enclosed sizeable garden which is mainly laid to lawn, with a vegetable garden, well stocked borders and flower beds with a colourful array of flowers mature shrubs and plants. A paved path and patio area provide a great space for garden furniture and a Barbeque.

Location

The quaint Village of Shadingfield is situated along a stretch of the A145 between Beccles and Blythburgh with access to the railway stations of Brampton and Beccles. The Village has a playground, Church and local public house, serving food. Shadingfield is around four miles of the Market Town of Beccles. Beccles offers a number of amenities, such as public transport links both by bus and train to Lowestoft, Norwich, Ipswich and links to London Liverpool Street. There are an array of shops, both supermarkets, boutiques and local independent grocers, butchers to name a few. Beccles is also known as the Gateway to the Broads as the town sits on the edge of the the River Waveney.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: E

Services: Oil fuelled for hot water and central heating, septic tank electricity and water connected.

Viewings: By Appointment Only

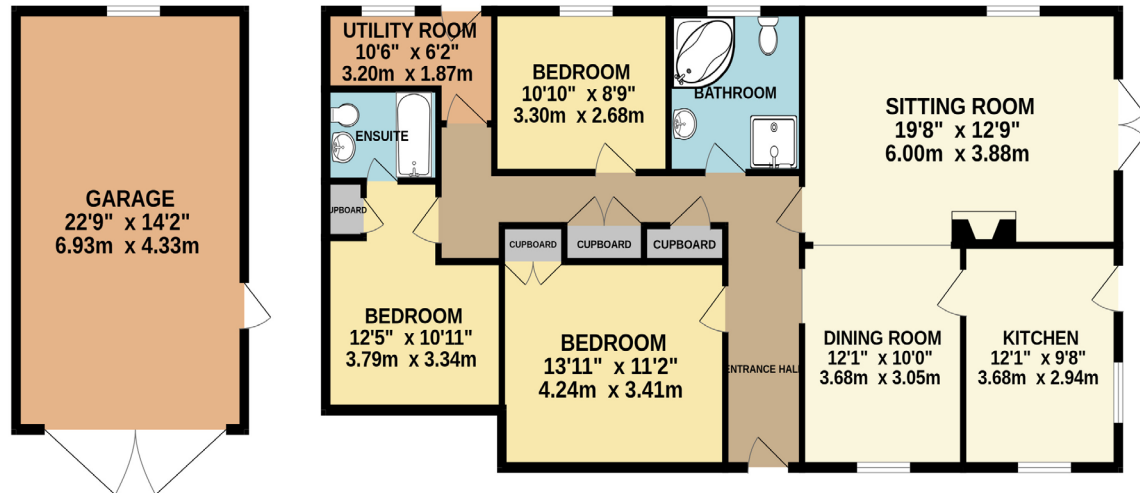
Post Code: NR34 8DE

EPC Rating: D

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
1504 sq.ft. (139.7 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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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