



Wenhaston, Suffolk

Guide Price £545,000

- Far reaching views
- 1/2 living rooms
- Stylish new kitchen
- Ample parking
- 3/4 Bedrooms
- NEW Oil CH & Double glazing
- Large garage/workshop
- Elegant new bathroom
- EPC - Awaiting

Narrow Way, Wenhaston

A spacious and well presented detached bungalow with large garden and fine views of the neighbouring countryside and footpaths to Blackheath and Blyth valley. The popular village of Wenhaston has a, parish church, public house, village hall and primary school. Wenhaston lies about five miles inland from Suffolk's Heritage Coast, Southwold and Walberswick and about four miles from the popular market town of Halesworth, which is served by a good variety of shops and has a doctors surgery, library, arts and railway station offering a service via Ipswich to London Liverpool Street. The surrounding coastline and countryside is a Designated Area of Outstanding Natural Beauty, renowned for its leisure pursuits including birdwatching and the excellent golf clubs of Southwold, Thorpeness, Aldeburgh and Halesworth.



Council Tax Band: E



DESCRIPTION

An individual detached bungalow situated in this elevated position close to the centre of the village yet enjoying excellent views over the neighbouring countryside and Blyth Valley. The well planned accommodation has been greatly improved by the current owner including stylish new fitted kitchen, elegant bathroom and oil central heating. Set back from the road behind five bar gates a driveway provides ample off road parking and continues along the side of the property to a large detached garage. The entrance door opens to a hallway running through the centre of the property leading to the three bedrooms and impressive new bathroom complete with separate shower and free standing roll top bath. At the front of the property is a sitting room with open fireplace and to the rear is a large open plan living room opening to the dining room and impressive, recently completed kitchen. A rear lobby and cloakroom complete the accommodation. The gardens to the rear enjoy fine views over the neighbouring countryside and are divided into three sections with lawns, raised borders, shingle and paved pathways and patio areas.

ACCOMMODATION

ENTRANCE HALL

Cloaks storage cupboard.

STUDY/BEDROOM

Store cupboard. Double glazed window to front elevation.

SITTING ROOM

Open fireplace with tiled surround and hearth, timber mantle. Double glazed windows to front and side.

BEDROOM

Double glazed window to side.

BEDROOM

Built in wardrobes, roof light.

BATHROOM

Recently re fitted with free standing roll top and claw foot bath, separate shower, hand basin with storage cupboard below and W.C. Heated towel rail and opaque double glazed window.

LIVING ROOM

Double glazed window to front and side. Opening to:

DINING ROOM

Deep double glazed windows overlooking the rear garden. Opening to

KITCHEN

Re-fitted with range of gloss grey finished base and wall cupboards, Work surfaces and double bowl butler style sink with mixer tap. Water softener. Fitted electric hob with cooker hood and electric double oven. Plumbing for washing machine. Double glazed window overlooking the rear garden.

REAR LOBBY

Door to rear.

W.C.

W.C suite. Double glazed window to rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E. Details can be obtained from the East Suffolk Council.

SERVICES

Mains electricity, water and drainage.

VIEWING

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20459/RDB

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





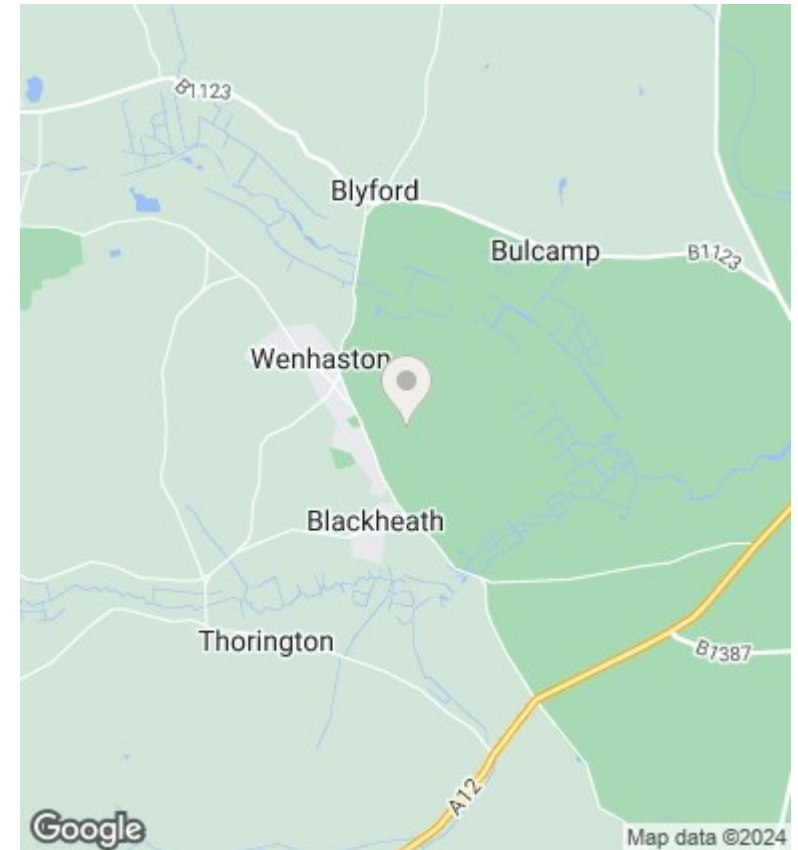
AWAITING FLOOR PLAN

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com