



Redisham, Beccles

Guide Price £650,000

- No Onward Chain
- 1/2 Acre Plot
- Countryside Views
- Double Glazing
- Double Garage
- Kitchen/Breakfast Room
- Oil Fired Central Heating
- Large Sitting Room with Wood Burner
- EPC - E

Halesworth Road, Redisham

A spacious individual modern detached family home presented in excellent order, standing in a half acre plot with countryside views to front and rear at the southern edge of the hamlet of Redisham, about four miles south of the popular and well served market town of Beccles.



Council Tax Band: D



DESCRIPTION

Standing in a rural location and the edge of the hamlet of Redisham, yet conveniently located equidistant from the market towns of Halesworth, Bungay and Beccles, 'Woodlands' is a particularly well presented modern family home, screened from the road and set in a half acre plot (subject to measured survey) with countryside views to the front and rear. Wrought iron double gates open to a tarmac driveway providing off road parking for multiple vehicles and access to a brick & tile double garage and timber garage. The predominantly south facing gardens are laid to lawn with a variety of specimen trees and shrubs. The well planned and spacious accommodation with oil fired central heating and double glazing is presented in excellent order throughout featuring:

ACCOMMODATION

STORM PORCH

Fan light entrance door opening to:

ENTRANCE HALL

Cloaks storage cupboard. Composite flooring which continues into the cloakroom, dining room, kitchen and utility room. Staircase to first floor.

CLOAKROOM

White suite comprising pedestal hand basin and W.C. Opaque window.

SITTING ROOM

A triple aspect room with windows over looking the garden and casement doors opening onto a paved patio with brick wall surround. Brick inglenook fireplace with timber bresummer and Villager wood burning stove.

DINING / SECOND RECEPTION ROOM

Window to side elevation.

KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall cupboards, work surfaces upstands and 1 ½ bowl single drainer sink unit, matching breakfast bar with storage. All Neff fitted appliances; electric double oven and induction hob with cooker hood over, concealed dishwasher, larder fridge and freezer. Windows overlooking the garden. Archway to:

UTILITY ROOM

Fitted base cupboard, work surface with upstand and single drainer sink unit. Plumbing for washing machine and space for full height freezer. Window to rear. Built in store cupboards.

REAR HALL/BOOT ROOM

Windows and rear entrance door. Boiler/drying room.

FIRST FLOOR

LANDING

Window overlooking the garden.

BEDROOM

Window overlooking the garden.

ENSUITE

A large ensuite with double end bath with central mixer tap. Large shower cubicle with aqua board surround, pedestal hand basin and W.C. Wall tiling and two tall, heated towel rails. Large storage unit with central mirror and lighting. Opaque window to front elevation.

BEDROOM

Built in wardrobe. Window overlooking fields to the front.

BEDROOM

Windows overlooking the rear garden and countryside beyond.

BEDROOM

Window overlooking the rear garden and countryside beyond. Built in wardrobe.

BATHROOM

White suite comprising P-Shape shower/bath, hand basin with storage below and W.C. Wall tiling and opaque window to side elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains electricity and water. Sewage treatment plant shared with neighbouring new build properties.

VIEWING ARRANGEMENT

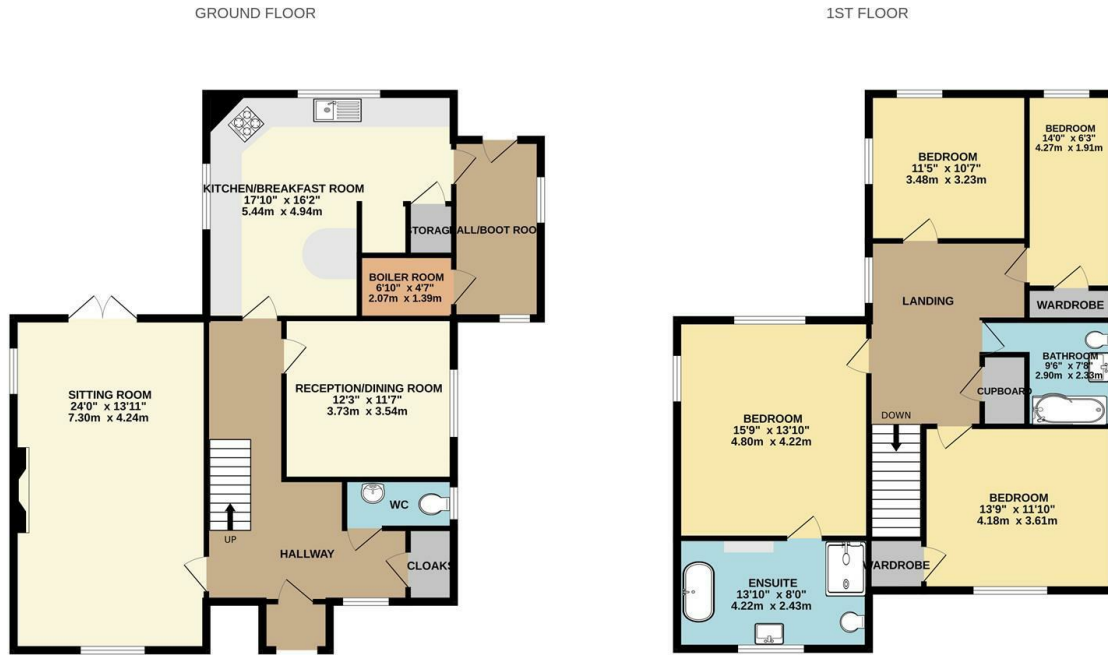
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20614/RDB.

FIXTURES & FITTINGS

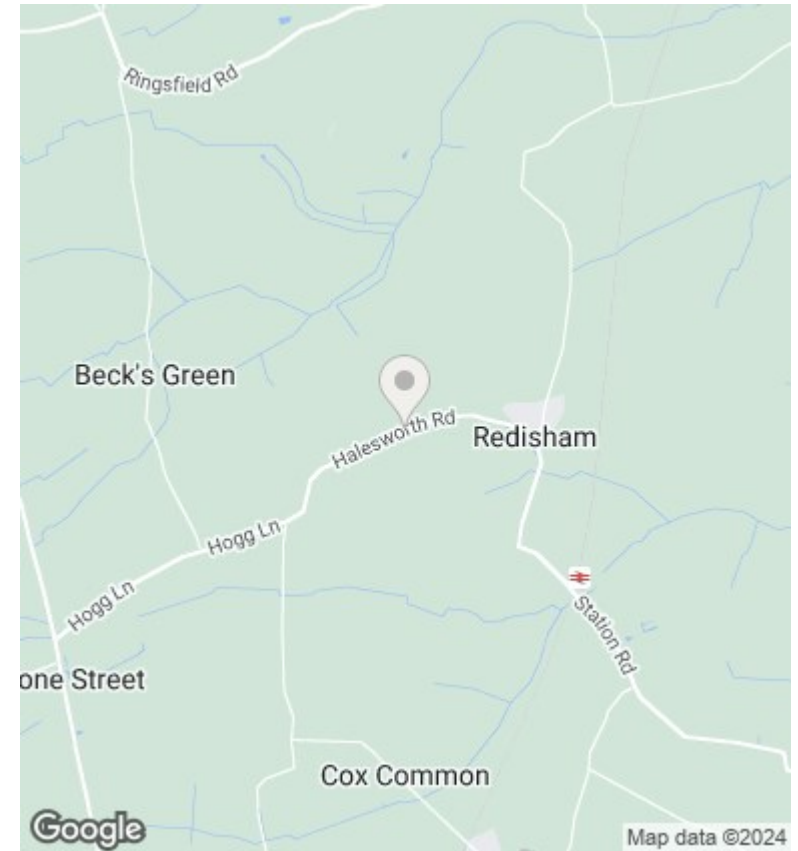
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Floorplans

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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(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