

Benhall, Suffolk

Guide Price £400,000

- Charming Cottage
- Double glazing
- Large conservatory
- Secluded garden
- PV Solar panels
- EPC - D
- Oil Central heating
- Handmade kitchen

Mill Lane, Benhall

The popular hamlet of Benhall Green is well placed and lies about 1½ miles from the centre of Saxmundham which itself offers a good range of shops set in a traditional High Street setting as well as health care facilities, a library and sports club. Saxmundham railway station gives both direct and connecting services to London Liverpool Street via the county town of Ipswich whilst the A12 Great Yarmouth to London Road lies about ½ mile from the property. Benhall Green has a primary school close to the property and is served by regular public transport to Saxmundham and Ipswich. The immediate area abounds with leisure opportunities which include the Suffolk Heritage Coastline, walking at Aldeburgh and nearby Thorpeness. The RSPB Minsmere Bird Reserve, Snape Maltings Concert Hall and for sailors the rivers Alde and Ore provide some of the prettiest sailing waters around.



Council Tax Band: E



DESCRIPTION

A charming detached cottage of rendered elevations below a pantile covered roof, this well presented home retains great character whilst offering comfortable family accommodation with PV solar panels, oil fired central heating and double glazing. Entering from the front an L-shaped entrance hall with below stairs storage leads to a bespoke fitted kitchen with range cooker, large conservatory opening to the garden, utility room and a ground floor bathroom. A double aspect sitting room with fireplace overlooks the rear garden. An elegant staircase rises to the first floor landing and comprises of three bedrooms and a shower room. The second or guest bedroom having an ensuite WC. The cottage has off road parking for two cars and to the rear is a secluded and well established garden laid to lawn with a wealth of flowering plants and shrubs. Paved patio area and foot paths, garden shed, greenhouse and workshop which is fully insulated with fitted workbenches, electrics and Wi-Fi connected.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor. Cloaks store cupboard. Latch doors which feature throughout the property.

SITTING ROOM

A double aspect room with brick fireplace and timber mantle. Range of fitted storage cabinets and TV stand.

KITCHEN

Range of hand made kitchen cupboards, drawers and wall cupboards, polished stone work surfaces and upstands with butler sink unit and mixer tap. Chimney breast with recessed electric range cooker.

CONSERVATORY

A double glazed conservatory with tiled floor and two radiators, shuttered windows and French doors opening to the garden

UTILITY ROOM

Base unit with single drainer sink unit and tiled surround. Plumbing for washing machine. Window to front and door to garden.

BATHROOM

White suite comprising tongue & groove panel double end bath with central mixer tap and shower over. Free standing circular hand basin, W.C Opaque double glazed windows.

FIRST FLOOR

LANDING

BEDROOM

Built in wardrobe, double glazed window to rear.

BEDROOM

Double glazed window to rear.

ENSUITE

White suite comprising hand basin and W.C.

BEDROOM

Double glazed window to front.

SHOWER ROOM

Tiled shower cubicle, free standing hand basin standing on tile top storage shelves. W.C Opaque window.

TENURE

Freehold.

OUTGOINGS

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

VIEWING

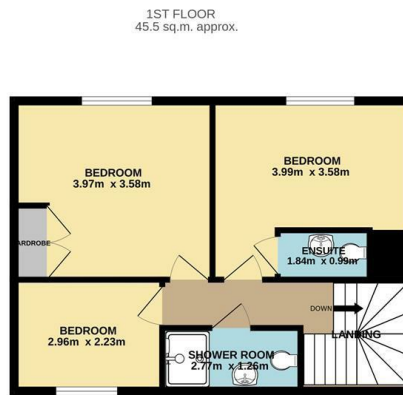
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20341/RDB.

FIXTURES & FITTINGS

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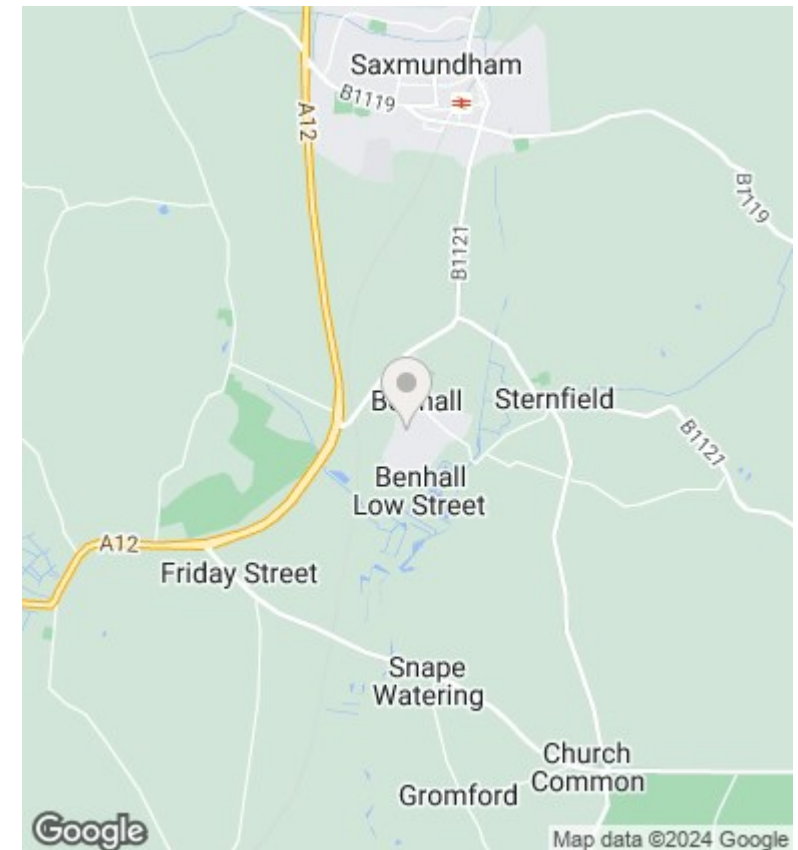






TOTAL FLOOR AREA : 120.5 sq.m. approx.

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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Conveyancing, Surveys & Financial Services

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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 | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (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