



Woodlands
Playford Road | Little Bealings | Suffolk | IP13 6ND

FINE & COUNTRY

STYLISH SINGLE STOREY HOME



Looking for a single-storey home which isn't short on room? Look no further! Here is over 3,000 square feet of living space, including five bedrooms and four bathrooms. Reception rooms on a grand scale are ready to welcome a crowd for Christmas gatherings or summer parties. With many recent refurbishments inside, and almost an acre of gardens surrounding it, this bungalow is certainly one to view.



KEY FEATURES

- Detached five double bedroom bungalow
- Beautiful principal bedroom with ensuite
- Over 3,000 square feet of living space
- Integral garage and parking for multiple vehicles
- Large and social kitchen diner
- Oil-fired underfloor central heating
- Centrally situated on a plot of about an acre
- Fantastic garden with field views
- A short drive from the train links and amenities of Woodbridge
- Vendor has found their onward purchase

Set well back from the road and behind a five-bar gate, the property offers parking for multiple vehicles. No need for car juggling either as the circular driveway means everyone can get in and out as needed. Caravans or boats can be accommodated off-road too.

Step Inside

Don't be fooled by the somewhat unassuming exterior. There's much more to this property than you might think at first. Extensive refurbishments throughout including a new kitchen, office cabinetry and beautiful built-in cupboards in the bedrooms have taken this home to the next level. A stable-door, brilliant for dog owners or parents of smaller children, leads into the hall where well-planned cupboards house overcoats and shoes out of sight. To your left is a recently refitted study with a smart built-in desk and an abundance of file storage - ideal for today's home-workers, and nicely out of the way of the rest of the living space.

Plentiful living space

Ahead lies the huge L-shaped kitchen-diner. Recently upgraded, this stupendous space now includes three ovens (including integrated microwave and steam ovens), induction hob, boiling water tap and a new island peninsula with wine fridge. Even the most prolific chef will have plenty of workspace, especially as the adjoining utility will absorb kitchen excesses during high-traffic periods. Perpendicular is the large dining area, open at one end to the kitchen for easy chatting and at the other to the terrace via wide bi-fold doors. A sociable glass door connects the dining room to the sitting room next door giving options for open-plan traffic flow or separation as needed. Through here, but also with separate access from the hall, is the immense sitting room, described by the owner as "large enough for the Red Arrows to practise in", but in reality measuring about 660 square feet! Two sets of bi-fold doors open to the garden creating enviable inside-outside summer living opportunities. Warm engineered oak flooring in here and large bright tiles in the kitchen both conceal cosy underfloor heating below. These two huge rooms, together with the terrace outside the three sets of glass doors, add up to unrivalled entertaining space.





KEY FEATURES

Sleeping

It's not just entertaining space on offer here; there are also five double bedrooms and four ensuite bathrooms (three of which have bath and shower options) meaning houseguests can be accommodated with ease. Four bedrooms are found in a separate wing of the building while one is in the main part of the house, its jack-and-jill bathroom doubling up as a guest cloakroom. The generous master bedroom benefits from another set of bifold doors out to the terrace, the perfect spot for morning coffee in summer. Should you not need all five bedrooms as sleeping quarters, you'll have additional home office – or snug – space.

Woodland glade

A large stone terrace sweeps around the back of the house from where steps lead to a large grass area with plenty of room to kick a ball about. Surrounded by mature trees, this sheltered and private spot feels like a forest clearing. Neighbours are nearby, but you wouldn't know. Towards the end of the plot is a garden room with hardwired broadband and electricity. A standpipe is nearby if you wanted to connect water. Despite its great size, the entire plot is fully fenced and dog-proof.

On The Doorstep

It would be hard to beat this fabulous location. Little Bealings sits in the beautiful Fynn Valley, a very popular spot for ramblers – indeed the church organises free guided walks each week. The village is home to a recently refurbished playing field with children's area and multi-sport court, and the primary school is consistently rated "Outstanding" or "Good" by Ofsted. A good choice of secondary schools, private or state, is within easy reach.

How Far Is It To

The popular town of Woodbridge, on the river and with boutique shops and restaurants, is just three miles away while nearby Martlesham offers a choice of large supermarkets. A little further afield, Ipswich is approximately a quarter of an hour by car. From here, trains reach London Liverpool Street in as little as one hour and nine minutes putting you in enviably easy commuting distance.





























INFORMATION



Directions

From Woodbridge head southwest on the B1438. Turn left at the roundabout on to Top street and turn right at the Red Lion on to Bealings Road. Follow all the way up to Playford Road and the house is on the left.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words /// person.home.robots

Services, District Council and Tenure

Oil Central Heating underfloor in most parts of the house, radiators in the carpeted bedrooms.

Mains Electricity and Water

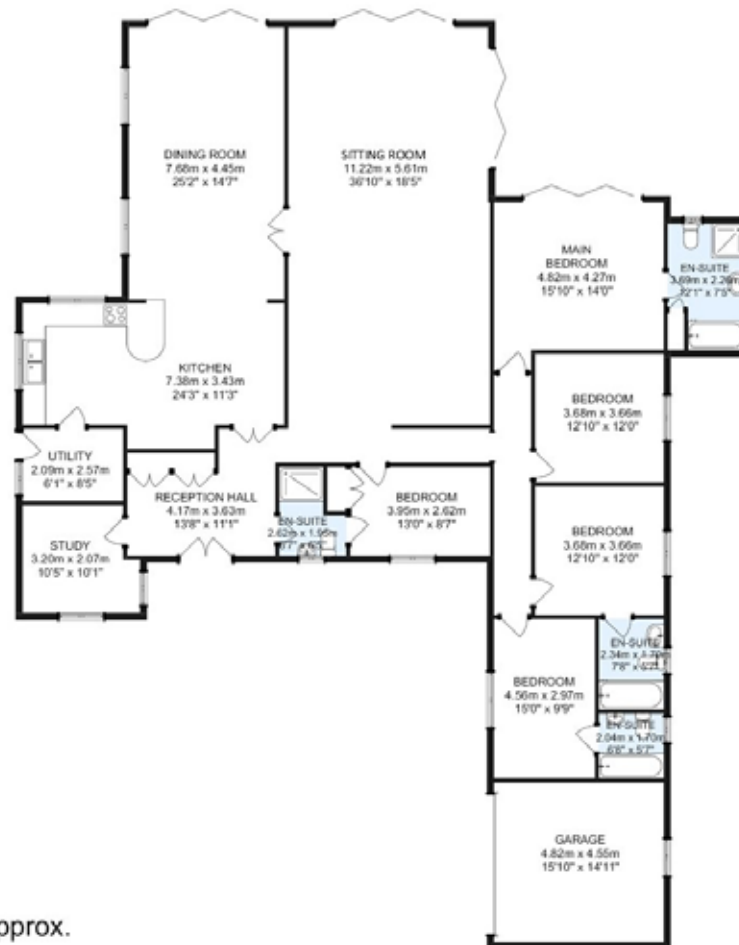
Private Drainage

East Suffolk District Council; Council Tax Band F

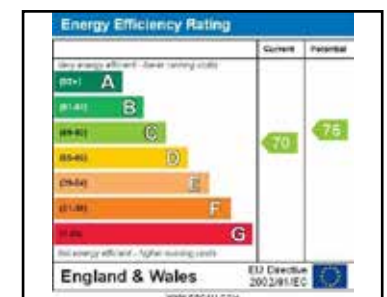
Tenure -Freehold

Broadband Connection – Current Provider is BT Av Speed 70mbps - please check <https://www.openreach.com/fibre-checker> for your chosen provider.

Mobile Phone Reception – Generally good coverage 5g available - See Link to check your chosen provider View mobile availability - Ofcom Checker



GROUND FLOOR
284.4 sq.m. (3061 sq.ft.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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