



*Valley Rise, Narrow Way, Wenhaston*  
Halesworth, Suffolk IP19 9EJ



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ESTATE AGENTS







Southwold - 4 miles

Halesworth - 4 miles

Valley Rise is a stunning re-furbished spacious detached bungalow with light and open planning living space enjoying wonderful views to the rear over adjoining countryside, with gardens of approximately 1/3 acre Set in this sought after village and a short distance to the coast.

Accommodation comprises briefly:

- Long central hallway
- Contemporary re-fitted kitchen opening into a dining room/family room and a sitting room, all enjoying fabulous views to the rear
- Living room or 4th bedroom
- 3 Further bedrooms
- Re-fitted stylish bathroom with roll-top bath and separate large shower cubicle
- Large well maintained garden of approximately 1/3 acre (stm)
- New oil fired central heating system
- Newly fitted UPVC double glazing throughout
- New flooring's throughout
- Rear lobby with cloakroom
- Large gravel drive with rear detached garage/workshop



## The Property

A front door opens into the long hallway, which runs through the centre of this spacious property, to the front is a very light living room with a fireplace, but could also be used as a large fourth bedroom. There are three further bedrooms with plenty of storage, The excellent re-fitted bathroom comprises of a free standing roll-top bath, w.c. wash basin and a large shower with a rainwater shower and separate hand held shower. Off the hall to the rear, is the sitting room which leads into a family/dining room and then into the kitchen. These wonderful and light open plan rooms have been designed to enjoy the excellent views over the rear garden and the Blyth Valley beyond. The sleek and contemporary kitchen has been recently fitted with a good range of light grey high gloss kitchen wall and base units with stone effect worktops, an integrated fridge/freezer, double electric oven and ceramic hob. There is a double butler style sink, water softener, larder cupboards, pull out bins and carousel's. A rear lobby provides a second access to the garden, along with a coat cupboard and a cloakroom.

This very spacious and well presented property also has the benefit of a new oil fired central heating system and has replacement double glazed upvc windows and doors.







## Garden

The property is set back from the quiet road by a deep front garden consisting of a lawned area and a large shingled driveway which provides plenty of parking. A drive also runs beside the bungalow and leads to the detached brick garage/workshop in the rear garden. The large garden of approximately 1/3 acre is enclosed with panel fencing and mature hedges with well maintained lawns running down to a vegetable garden to the rear. There are raised flower beds and areas to sit and enjoy this tranquil, private space and fantastic views.

## Location

The property is situated in the very popular village of Wenhaston which lies a short distance inland from the Suffolk Heritage Coast, it has a very good and popular pub, The Star Inn, a shop and enjoys a busy village hall with lots of activities. Southwold and Walberswick are about four miles away. Halesworth provides many independent shops, Edgar Sewter primary school, public houses, cafés, restaurants, GP surgery, vets and a supermarket. 'The Cut' is the town's exceptional arts centre - converted from a former maltings – which offers a dynamic year-round programme of theatre, cinema, dance and exhibitions, plus art and fitness classes. Also there are train stations at Darsham and Halesworth with services to London Liverpool Street via Ipswich.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating. Mains water, drainage and electricity.

### Local Authority

East Suffolk District Council

Tax Band: E

Postcode: IP19 9EJ

EPC Rating: D

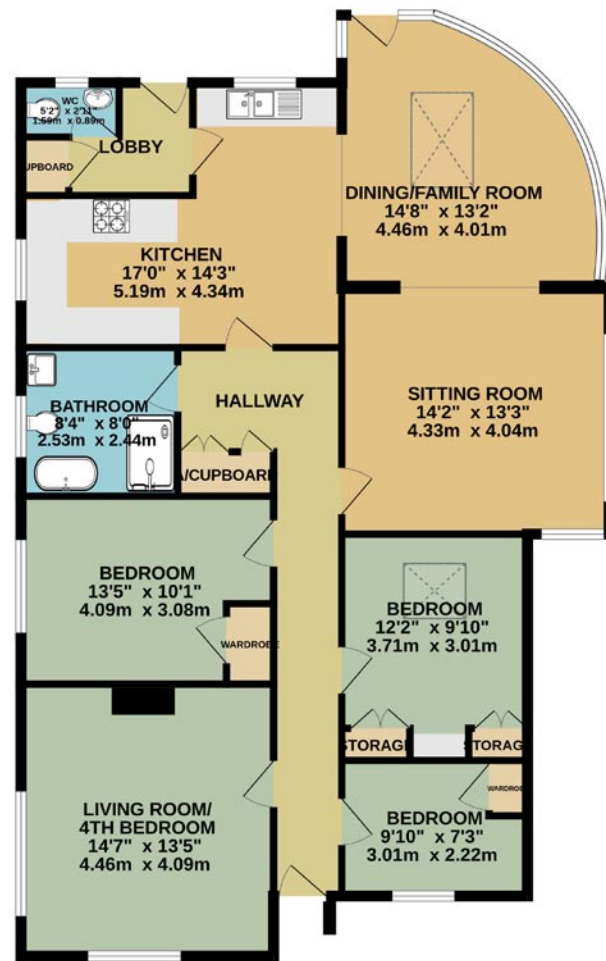
### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.

Offers over £490,000



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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