

JENNIE JONES

EST. 1993

ESTATE AGENTS



FORD END

Bruisyard | Suffolk

£485,000

FORD END, CHURCH ROAD, BRUISYARD, IP17 2EG

Framlingham – 4.5 miles
Saxmundham – 4.7 miles
Woodbridge – 12 miles

- Entrance Hall ● Living / Dining Room ● Conservatory ●
- Kitchen ● Utility Room ● Cloakroom ● Rear Porch ●
- Three Bedrooms ● Bathroom ● Double Garage ●

The Property

Ford End is an immaculately presented detached bungalow occupying a particularly attractive position within the sought-after rural village of Bruisyard. Although very much part of the village, the property enjoys a wonderful sense of openness, with its elevated position providing far-reaching views across the surrounding Suffolk countryside.

Extending to approximately 1,169 sq ft (108.6 sq m), the accommodation is generously proportioned and has clearly been very well cared for. The layout works particularly well, with the living accommodation arranged to make the most of the garden and outlook.

A central entrance hall gives access to the main accommodation.

The living/dining room is a particularly impressive space, measuring approximately 18'9" x 14'5" (5.71m x 4.39m), with plenty of room for both sitting and dining furniture. A wood-burning stove provides an attractive focal point, whilst broad windows and glazed doors bring in plenty of natural light and connect the room beautifully with the garden and the countryside views beyond.

The kitchen, fitted with a range of units and enjoying views

AN IMMACULATE DETACHED BUNGALOW ENJOYING ELEVATED COUNTRYSIDE VIEWS



across the garden. Adjoining the kitchen is a conservatory, providing a lovely additional sitting space from which to enjoy the garden and countryside beyond.

A well appointed utility room leads to useful rear porch or boot room and cloakroom.

There are three bedrooms, including two comfortable doubles and a third bedroom which would work equally well as a guest room, study or home office. The bathroom is fitted with both a bath and separate shower enclosure, wash hand basin and bidet.

The property benefits from oil-fired central heating via radiators and UPVC double glazing and is presented in immaculate condition throughout.

Outside

For me, the gardens and setting are what really set Ford End apart.

The property occupies an elevated position, with established gardens wrapping around the bungalow and opening onto superb views over the neighbouring fields and rolling countryside beyond. Mature hedging, trees and planting provide a good degree of privacy without obscuring the outlook.

A raised deck/veranda creates a particularly special place to sit outside and enjoy the setting, and, as the photographs demonstrate rather nicely, there can be few better places for a hammock and an afternoon looking out across the Suffolk countryside.

There are areas of lawn together with established beds and borders and productive vegetable plots, giving the gardens an appealing mixture of ornamental and practical space.

The property also benefits from a generous garage, providing excellent parking, storage or workshop space.



Location

Bruisyard is a small and attractive rural village surrounded by the gently rolling countryside of the Alde Valley. Despite Ford End's wonderfully open outlook, the property sits within the village itself, giving it that rather desirable combination of countryside around you without feeling isolated.

The nearby village of Rendham has a popular public house, whilst a wider range of everyday facilities can be found at Saxmundham, including supermarkets, independent shops, a railway station with services towards Ipswich and London Liverpool Street, doctors' surgery and schooling.

Framlingham is also within easy reach, with its historic market square, independent shops, cafés, restaurants and well regarded schools.

Services

Mains water and electricity are connected.

Oil-fired central heating.

Private drainage via septic tank.

Local Authority and Council Tax Band

East Suffolk Council - Band D

EPC Rating

D





TOTAL APPROX. FLOOR AREA 108.6 SQ.M. (1169 SQ.FT.)



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