



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

OWLS GREEN, DENNINGTON, IP13 8BY

TENURE : FREEHOLD

GUIDE PRICE £430,000

- **Spacious Detached Bungalow**
- **22' Living Room**

- **Three Bedrooms**
- **Quiet Rural Setting**
- **Contemporary Kitchen**

THE ACCOMMODATION



Entrance Hall

A welcoming hallway with storage cupboard and doors to...

Living Room 22' 5" x 13' 6" (6.83m x 4.11m)

A spacious, bright and airy living room with a south-easterly aspect, with two windows to side and bay window to front with wooden blinds. There's a fireplace with inset woodburner,



Kitchen 12' 10" x 12' 1" (3.91m x 3.68m)

A good-sized kitchen with a range of wall and base units, work surfaces over, inset sink/drain unit, electric oven, induction hob and cooker hood, integrated dishwasher and washing machine. There's room for a dining table, a built-in storage cupboard housing the boiler and electric fuse board, windows to side and rear aspect, door to the...

Boot Room 7' 8" x 5' 0" (2.34m x 1.52m)

A very useful space for storage and to shake off those muddy boots! Brick and UPVC construction, and door to the garden.



Bedroom One 13' 6" x 10' 11" (4.11m x 3.33m)

A generous double room with bay window to front aspect with wooden blinds and TV point.

Bedroom Two 11' 5" x 11' 5" (3.48m x 3.48m)

(L-shaped room, maximum measurements given). Another good double room, currently used as a dressing room.

Bedroom Three 12' 11" x 8' 11" (3.94m x 2.72m)

A very good-sized third bedroom lined with shelving making a fantastic office and music room! With window to rear aspect.

Bathroom

Fitted with a P-shaped shower bath, WC and vanity sink unit, tiled walls and floor and window to rear aspect.

Outside

To the front of the property is a garden with lawn, a driveway providing off road parking for several vehicles and room to build a garage or carport if needed (Subject to relevant planning permissions). New trees have been planted. To the rear is an enclosed and secluded pretty garden with mature plants and trees with two sheds put in by the owners plus a second patio. The sun is in various parts of the garden throughout the day. (50 x 30 in size approx.) The property has a private drainage system.

THE PROPERTY & LOCATION

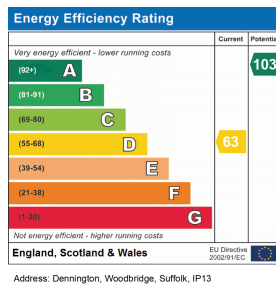
This superbly presented detached Bungalow is set back on a quiet road, overlooking a field at the front. Renovated in 2018, with an extensive program of rewiring and plumbing, there are double glazed windows, an oil fired central heating system with Grant combi-boiler and a large oil tank in the back garden, discreetly tucked away.

Owls Green is a small hamlet approximately 3 miles from Dennington; a traditional Suffolk village with a church and village hall, a well-renowned food and wine venue in the Dennington Queen, a cafe and shop at the Neathouse. Laxfield is approximately 1.5 miles away where there is a co-op store, a primary school and two pubs. The medieval town of Framlingham is approximately 5 miles away, known for its Norman Castle with schools and colleges, a doctor's surgery, and a good number of amenities. In the other direction, Diss is around 25 minutes away, has 3 major supermarkets and direct Railway links to London Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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