



Uggeshall, Suffolk

Guide Price £335,000

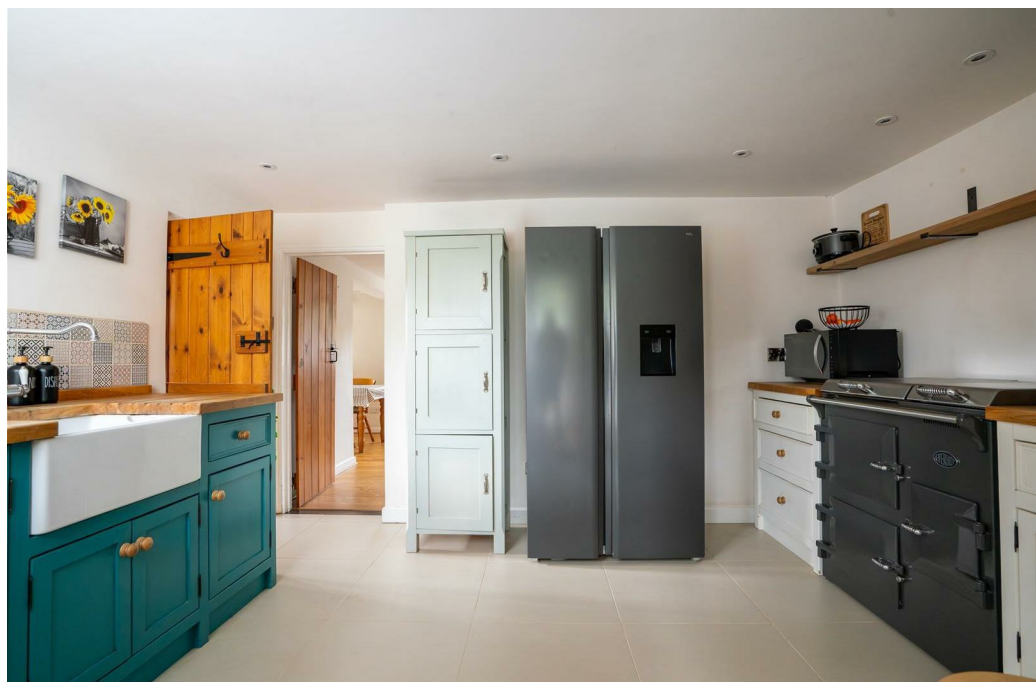
- Three Bedroom Countryside Home
- Spacious Living Area with Dining Space
- EPC - E
- Contemporary Style Throughout
- Brick Built Open Fire
- Complete Kitchen with Everhot Oven
- Ample Parking to Front with Fully Enclosed Rear Garden

The Hills, Uggeshall

Uggeshall is a small rural village in the county of Suffolk, in the east of England. Situated within the district of East Suffolk, it lies a few miles inland from the North Sea coast and is surrounded by gently rolling farmland typical of the Suffolk countryside. The village is located near the market town of Beccles and is within easy reach of Lowestoft, providing access to coastal amenities while retaining a quiet, rural character. Uggeshall is also positioned close to the Suffolk Coastal line including Southwold and Heaths Area of Outstanding Natural Beauty, offering scenic landscapes, wildlife habitats, and walking routes that reflect the area's natural charm.



Council Tax Band: C



DESCRIPTION

Situated in the charming village of Uggheshall, this well-presented home offers a wonderful blend of character, comfort and practicality, with spacious accommodation, a generous rear garden and ample off-road parking. Upon entering, a central hallway provides access to the main ground-floor accommodation. To the right is a useful utility/boot room, ideal for everyday storage and keeping outdoor essentials neatly tucked away. The heart of the home is the spacious country-style kitchen, featuring an Everhot range cooker, a traditional Butler sink and ample worktop and cupboard space. Overlooking the rear garden, this inviting room combines traditional charm with everyday functionality. A convenient rear porch provides direct access to the garden. To the left of the property, the spacious lounge offers a welcoming place to relax, complete with a feature fireplace and an attractive brick surround. The living space flows through to the dining area, creating a sociable layout suited to both everyday family life and entertaining. Large windows throughout the ground floor allow natural light to fill the rooms, enhancing the bright and airy feel. A ground-floor WC completes the accommodation on this level. Stairs rise to the first floor, where three well-proportioned double bedrooms provide comfortable accommodation, served by a family bathroom. Externally, the property benefits from a large rear garden, offering plenty of space to enjoy outdoor living, alongside off-road parking to the front. The gravelled frontage provides useful parking space, while the enclosed garden offers excellent potential for relaxing, gardening and entertaining. Uggheshall enjoys a peaceful setting in the heart of the Suffolk countryside, while remaining conveniently positioned for the popular coastal town of Southwold, less than 4.5 miles away, and the thriving market town of Beccles, less than 8 miles away. Beccles offers a range of supermarkets, independent shops, restaurants, pubs, cafés and everyday amenities, and is known as a gateway to the Broads National Park. Southwold provides a distinctive seaside atmosphere, with independent shops, restaurants and a variety of coastal attractions. Road and rail connections are accessible nearby, with good access to the A12. Combining characterful interiors, versatile living space and a desirable village setting, this attractive home offers an appealing opportunity to enjoy the best of countryside living within easy reach of the Suffolk coast and surrounding market towns.

KITCHEN

The spacious country-style kitchen is a particularly appealing feature of the home, combining traditional charm with practical everyday living. Beautifully

styled with characterful wooden worktops, classic cabinetry and a traditional Butler sink, the kitchen enjoys a timeless farmhouse feel. The Everhot range cooker provides an attractive focal point, complementing the traditional aesthetic and creating a warm, welcoming heart to the home. There is ample cupboard and worktop space, while the generous proportions allow plenty of room for food preparation and day-to-day family life. Large windows draw in natural light and provide a pleasant outlook over the rear garden, further enhancing the inviting atmosphere. A useful rear porch leads directly outside, offering convenient access to the garden.

LIVING ROOM/DINING ROOM

The generous living room provides a comfortable and welcoming space in which to relax, with ample room for a variety of furniture arrangements. A charming exposed brick fireplace with an open fire forms an attractive focal point, adding warmth, character and a traditional country feel to the room. The natural tones of the brickwork complement the wooden flooring, creating a cosy and inviting setting, particularly during the colder months. The living area flows seamlessly into the adjoining dining space, offering a versatile layout for both everyday living and entertaining family and friends. Large windows allow natural light to filter throughout, enhancing the sense of space and creating a bright yet homely atmosphere.

BEDROOMS

The first floor comprises three well-proportioned double bedrooms, offering comfortable and versatile accommodation for families, guests or those requiring additional space for a home office. Each room provides flexibility to suit a variety of needs, with the family bathroom conveniently serving all three bedrooms.

BATHROOM

The family bathroom comprises a three-piece suite, including a bath with shower over, wash hand basin and WC, providing practical facilities for everyday use and conveniently serving all three bedrooms.

OUTSIDE

Externally, the property enjoys a generous plot, with a gravelled frontage providing ample off-road parking. To the rear, a large garden offers plenty of space for outdoor enjoyment, gardening and entertaining, with a combination of lawn and established planting creating a pleasant setting. The garden provides an attractive extension of the home's living space, ideal for relaxing in the

warmer months and making the most of the property's peaceful village surroundings.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

Tel: 01502 442889

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

OUTGOINGS

Council Tax Band C

SERVICES

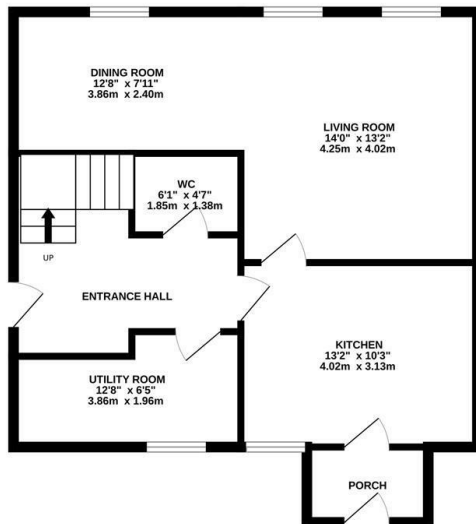
TENURE

Freehold

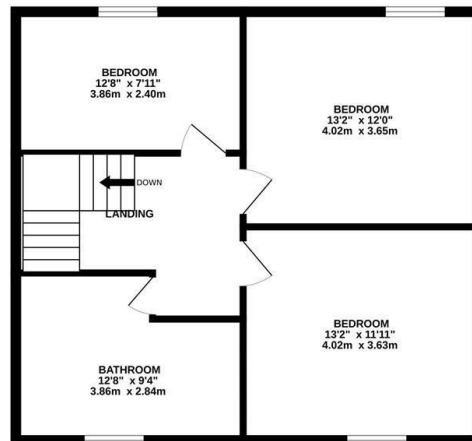




GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.

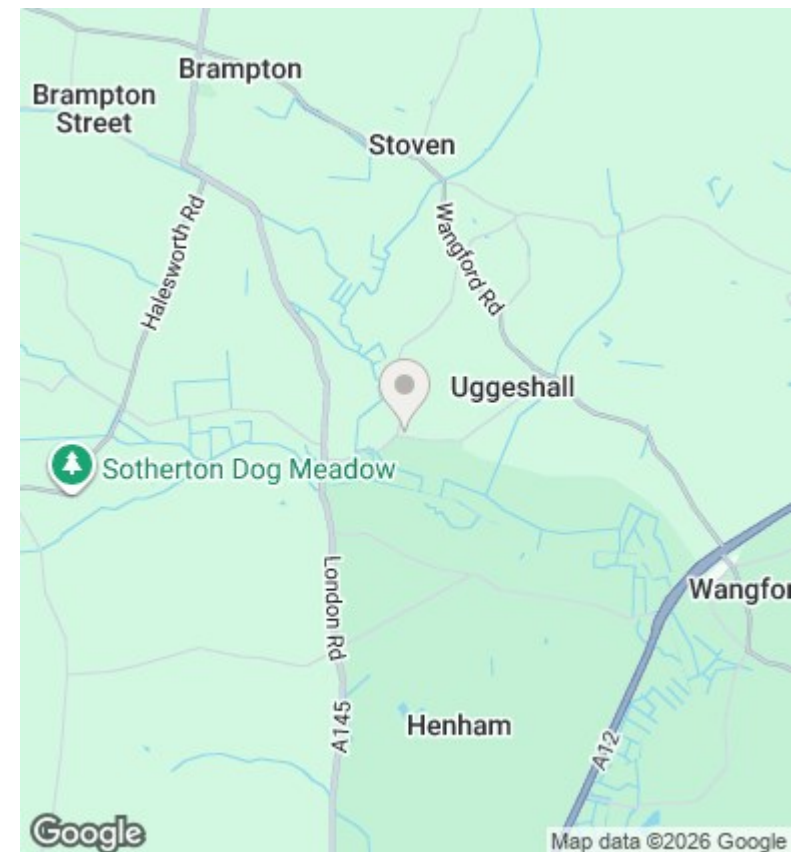


1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.2 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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