

JENNIE JONES

EST. 1993

ESTATE AGENTS



**MILL LANE**

Benhall | Suffolk

**£365,000**

## ELTHORNE, MILL LANE, BENHALL, IP17 1HF

Saxmundham Station – 2 miles  
Aldeburgh – 6 miles  
Woodridge – 14 miles

- Entrance Hall ● Kitchen ● Living Room ● Dining Room ●
- 2 Bedrooms ● Family Bathroom ●
- Garage & Gardens ●

### The Property

Elthorne offers well proportioned accommodation with significant potential for refurbishment and reconfiguration, subject to the necessary consents.

The property is arranged around a central entrance hall, leading to a kitchen which in turn leads to a generous triple aspect sitting room with feature fireplace and in turn leads to a dining room with French doors to the garden.

There are two good sized bedrooms together with a bathroom.

The property has already benefited from the installation of UPVC double glazing and is served by oil-fired central heating, providing a solid base for further improvement.

### Outside

The property sits within a generous plot with established gardens, offering excellent scope for landscaping or extension (subject to planning).

A driveway provides off road parking and access to a garage, ideal for storage, workshop use or potential conversion.

**A detached bungalow with garage and generous plot, offering excellent potential in a desirable village setting.**



### The Location

Benhall is a sought-after village situated just a short distance from the market town of Saxmundham, which offers a good range of shops, cafés and a railway station with services to Ipswich and onward connections to London Liverpool Street.

The Suffolk Heritage Coast, including Aldeburgh and Thorpe-ness, is within easy reach.

### Services

- Mains electricity, water and drainage
- UPVC double glazing
- Oil heating via radiators

### Local Authority and Council Tax Band

East Suffolk Council - Council Tax Band D

### EPC Rating: D





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