



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

MEETING LANE, GRUNDISBURGH, IP13 6UB

TENURE : FREEHOLD

GUIDE PRICE £495,000

- Detached Bungalow
- Three Bedrooms
- Generous Wrap-around Plot
- Popular Village
- Two Reception Rooms
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With doors to...

Living Room *5.74m x 3.76m (18' 10" x 12' 4")*

(Max measurements) With dual aspect windows, fireplace and double-doors to the...

Dining Room *3.00m x 2.80m (9' 10" x 9' 2")*

With sliding patio doors overlooking and giving access to the rear garden and open to the...



Kitchen *3.51m x 3.36m (11' 6" x 11')*

Fitted with a range of wall and base cabinets with work surfaces over, an island unit, inset stainless-steel sink/drain unit, electric cooker point, plumbing for washing machine, pantry cupboard, built-in storage and airing cupboard, and a door back to the hallway.

Bedroom One *3.79m x 3.70m (12' 5" x 12' 2")*

A good-sized principle bedroom with fitted storage.

Bedroom Two *3.40m x 2.58m (11' 2" x 8' 6")*

Another good double with window to front aspect.

Bedroom Three *3.24m x 2.18m (10' 8" x 7' 2")*

With window to rear aspect.

Bathroom

Fitted with a WC, wash basin and panelled bath with shower over.

Outside

The property sits on a generous overall plot with lawns, well-stocked planting beds and fencing to the boundaries. There's a generous driveway providing plenty of parking and access to the garage, which has an up-and-over door. There's also a workshop and a summerhouse.



THE PROPERTY & LOCATION

A generously-proportioned detached bungalow in the popular village of Grundisburgh. The accommodation comprises an entrance hall, living room, dining room, kitchen, three bedrooms and a bathroom. There's a wraparound garden with garage, workshop and summerhouse, gas central heating and double-glazed windows. The property offers excellent potential for updating and has no onward chain.

Grundisburgh has retained that feeling of a real suffolk village with a traditional sense of community and is well served by shops, a local primary school (feeding in to the "outstanding" Farlingaye High School in Woodbridge), doctors surgery, village hall, park with tennis courts, football pitch and childrens play area and an excellent pub.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Meeting Lane, Grundisburgh, IP13 6UB

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



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given