



## Bruisyard, Suffolk

Guide Price £300,000

- No Onward Chain
- Outstanding Views
- Re-Roofed in 2024.
- Long Driveway and Double Garage
- Wood burner, Oil Central Heating and Double Glazing
- Great Potential to Extend in a Fine Rural Location
- Generous Plot with Secluded Gardens
- New Kitchen and Shower room
- EPC - F

# Mill Lane, Bruisyard

A delightful semi detached cottage standing in an elevated position offering outstanding countryside views. The hamlet of Bruisyard is located midway between the market towns of Saxmundham and Framlingham, each being about five miles from this delightful rural setting. Both Framlingham and Saxmundham have a good range of shops in High Street and market place settings. Saxmundham has a railway station connecting via Ipswich to London Liverpool Street.



Council Tax Band: C





## ACCOMMODATION

### ENTRANCE LOBBY

Glazed entrance door.

### SITTING ROOM

Window overlooking front garden and the countryside beyond.  
Fireplace with wood modern burning stone

### LOBBY

Staircase to first floor.

### KITCHEN/DINER

Recently re-fitted with Shaker style range of base and wall cupboards, work surfaces and single drainer sink unit, fitted electric oven and hob. Window to front and side over looking the gardens. Larder cupboard.

### REAR LOBBY

Airing cupboard. Door to rear garden.

### SHOWER ROOM

Recently re-fitted suite comprising large walkin shower, hand basin and W.C

## FIRST FLOOR

### LANDING

Window to rear

### BEDROOM

Window to front with fine countryside view.

### BEDROOM

Window to front with fine countryside view.

## TENURE

Freehold.

## AGENTS NOTE

Private drainage system shared with adjoining property.

## OUTGOINGS

Council Tax Band currently C. Details can be obtained from the East Suffolk Council.

## VIEWING

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20991/RDB.

## 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.



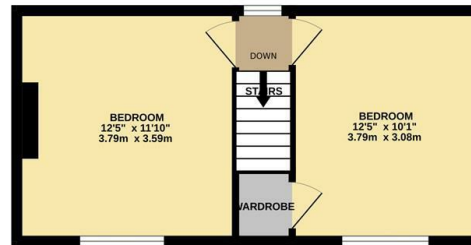




GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

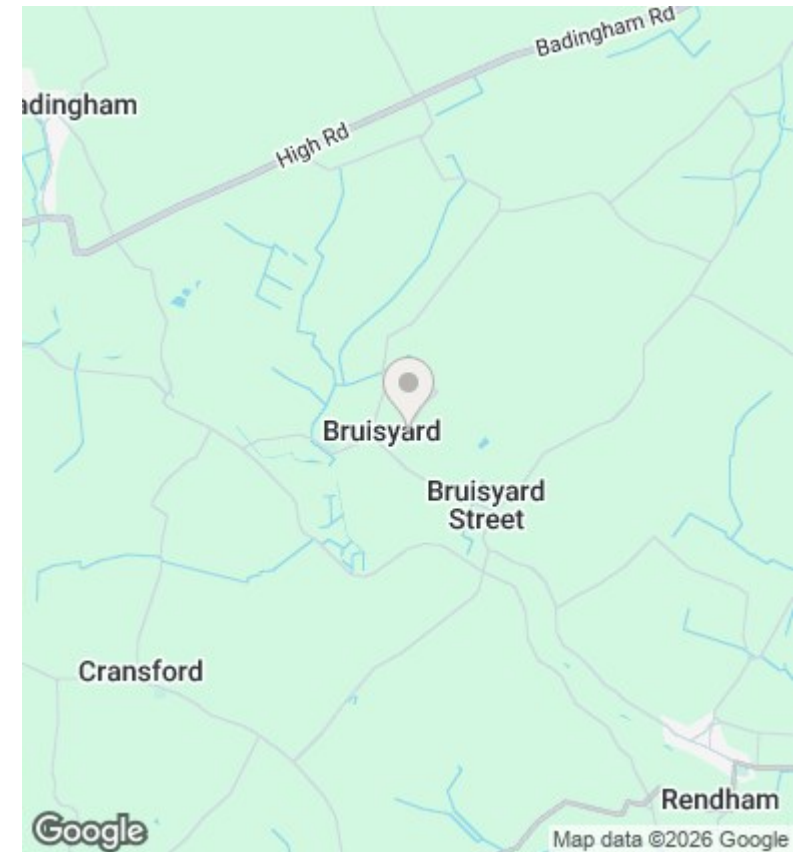


1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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 |   |                         | 100       |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F | 33                      |           |
| (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](http://www.epcregister.com)