



Theberton,

Guide Price £435,000

- Individual detached bungalow set back from the road in an elevated position with views towards the Parish Church
- Comfortable sitting room with woodburning stove
- Extensively renovated and immaculately presented throughout with oil-fired central heating and double glazing
- Stylish kitchen/dining room with gloss units, integrated appliances and doors to a conservatory
- Spacious entrance hall and well-planned accommodation with three generous double bedrooms
- Contemporary shower room with large semi-circular shower and modern fittings

Main Road, Theberton

Extensively renovated and immaculately presented detached bungalow standing in large private gardens over looking the parish church in the popular village of Theberton which lies close to the Suffolk Heritage Coast with the market town of Saxmundham five miles and Leiston three miles distant, both offering excellent shopping and schooling facilities. The A12 Great Yarmouth to London Road is about three miles distant giving easy access to London and the south, with a railway service from Saxmundham and Darsham to Lowestoft, Ipswich and London Liverpool Street. For those with leisure interests in mind the Heritage Coast area abounds with opportunities including birdwatching at the renowned RSPB Bird Sanctuary at Minsmere, cliff top walks at the Dunwich National Trust Reserve, music at the Snape Maltings Concert Hall and both sailing and golfing at Aldeburgh and Southwold.



Council Tax Band: D



DESCRIPTION

Set well back from the road in an elevated position, this individual detached bungalow enjoys a delightful outlook towards the Parish Church and offers beautifully presented accommodation following a comprehensive programme of renovation and improvement by the current owners.

Approached via a generous shingle driveway extending across the front of the property, the home provides excellent off-road parking and turning space, along with access to the garage. Double gates to either side lead to additional driveway areas and hardstanding.

The property is immaculately presented throughout and benefits from oil-fired central heating and double glazing, combining comfort with stylish, modern finishes.

ACCOMMODATION

A storm porch and half-glazed entrance door open into a particularly spacious entrance hall with staircase rising to the first floor landing, creating an immediate sense of light and space. The landing has a large roof light and has proved to be a useful space, utilised as a study, and leading to the attic and store room which may provide scope for extending the accommodation subject to the necessary consents.

The sitting room is a welcoming and comfortable space overlooking the front garden and driveway, with an additional side window enhancing natural light. A woodburning stove set on a slate hearth provides warmth and an attractive focal point.

The kitchen/dining room is thoughtfully fitted with a stylish gloss

blue range of storage cupboards, complemented by stone-effect Stratus Venice marble compact work surfaces and an integrated one-and-a-half bowl stainless steel sink. Windows overlook the garden and patio doors open into a conservatory, creating an ideal area for dining and entertaining with direct access outside. Appliances include an electric hob and double oven, washing machine and dishwasher, alongside further built-in storage cupboards.

All three bedrooms are well-proportioned doubles, each enjoying pleasant outlooks to the front, side or rear. The contemporary shower room is fitted with a white suite comprising a large semi-circular shower, vanity basin with storage below and WC, finished with slate-style tiling and a tiled floor.

OUTSIDE

The property sits within generous grounds, with a shingle driveway to the front providing ample parking and access to the garage, as well as gated side access to additional driveway space and hardstanding suitable for vehicles, boats or caravans.

To the rear, a particularly generous garden backs onto open pasture and enjoys a sunny south-westerly aspect. The garden is mainly laid to lawn with a wide paved patio wrapping around the conservatory, stepping-stone pathways, a timber garden shed and additional shingle seating areas. Well-stocked borders are planted with a variety of flowering plants and shrubs, creating a colourful and private outdoor setting ideal for relaxation and entertaining.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

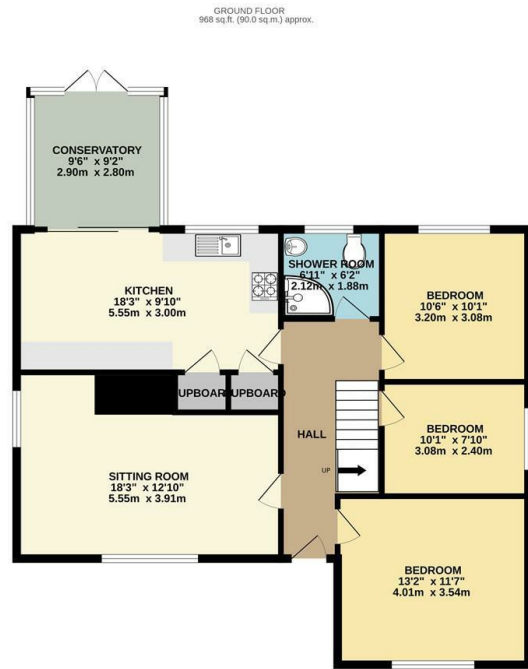
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 21031/RDB.

FIXTURES AND FITTINGS

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TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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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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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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