



Clare Cottage

The Street, Hepworth, Diss, IP22 2PS



ML Property are delighted to offer for sale this well presented 3 bedroom detached bungalow situated in the popular village of Hepworth. The property which benefits from a good size garden with arable land to the rear also boasts ample parking and a garage.



price

£375,000



x3



x2



D

at a glance

- Well Presented 3 bedroom detached bungalow
- Ample Parking and single garage
- Oil fired central heating and UPVC Windows
- Occupying a good size plot with garden abutting arable land
- Popular village location
- Open Plan L-Shaped Kitchen/Dining Area/ Sitting Room
- Bathroom and En-suite (to third bedroom) offering flexible living



GIRAFFE360

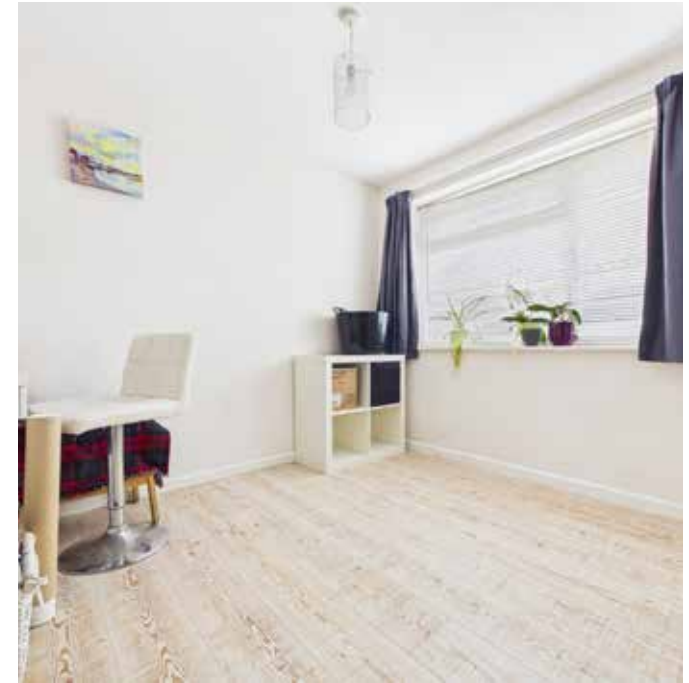


Clare Cottage which as previously mentioned is well presented and much improved by the current vendors affords the following accommodation - hallway, a large L-Shaped room with fully fitted kitchen leading to the dining area and sitting room with conservatory off.





In addition of the hallway are two bedrooms and a bathroom with an additional shower room leading to bedroom 3. The property is further enhanced by UPVC windows and doors and a recently flitted external Oil fired boiler serving radiator throughout.



outside

Externally the property is approached from the street onto a large shingle driveway providing ample off road parking and leading to a single garage. There is a covered gateway leading to the rear garden. The rear garden which is fully enclosed by fencing and hedgerow is well stocked and laid to lawn and backs on to far reaching arable land views. There is a large decking area immediately to the rear of the property. In addition to the primary accommodation there is an office accessed from the garage, an outside studio and summer house.

We strongly advise a viewing of the property to appreciate the plot and position that is on offer.

location

Hepworth is a popular West Suffolk village located close to the Norfolk/Suffolk border which benefits from a village hall and St Peter's Church. The neighbouring village of Stanton has a wide range of day to day services including a Co-op supermarket, pub, primary school and Hillcrest Nurseries, a plant nursery with farm shop, butchers and café. The nearby towns of Bury St Edmunds (12 miles), Diss (11 miles) are both easily accessible via the A143 and both have train stations with services to London Liverpool Street station. Norwich is 33 miles to the north, whilst Ipswich is 29 miles to the south.



accommodation

Hallway	
Kitchen/Dining/Breakfast Room	3.00m (9'10) x 6.77m (22'2)
Sitting Room	4.10m (13'5) x 3.92m (12'10)
Conservatory	2.76m (9'0) x 2.40m (7'10)
Bedroom	2.80m (9'2) x 3.41m (11'12)
Bedroom	3.07m (10'0) x 3.29m (10'9)
Bathroom	2.43m (7'11) x 1.90m (6'2)
Bedroom	3.28m (10'9) x 1.94m (6'4)
En-Suite Shower Room	3.27m (10'8) x 1.44m (4'8)

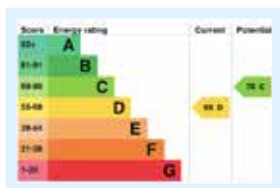
services

Mains water, electricity and sewage. Heating is provided by an Oil fired boiler serving radiators throughout.

Local Authority - West Suffolk District Council

Council Tax Band D

Please see Material Information brochure and EPC below.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

