

EST.  1993

JENNIE JONES

ESTATE AGENTS



Bickers Edge, Low Road, Wenhaston, Halesworth, Suffolk IP19 9BU

GUIDE PRICE

£560,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; KITCHEN/DINING ROOM; UTILITY ROOM; CONSERVATORY;;
LANDING; THREE BEDROOMS WITH ENSUITE BATHROOM TO THE MASTER: BEDROOM 4/DRESSING ROOM;
FAMILY SHOWER ROOM; GOOD SIZED GARDENS; OFF ROAD PARKING**

THE PROPERTY

This charming detached family residence occupies the most wonderful edge of village location on a country lane and is surrounded by farmland and meadows. The property, which would benefit from a scheme of updating, would seemingly make an idyllic family home or holiday retreat and to appreciate the property, earliest viewing is strongly recommended. The entrance hall has a brick floor, stairs to the first floor and access to the cloakroom which has a WC and wash basin. The sitting room runs from the front to the back of the property and has a fireplace and French windows on to the rear garden. The kitchen dining room has a range of pine fronted fitted units with working surface having one and a half bowl sink inset. Plumbing for dishwasher. Off the kitchen dining room is a utility room with sink on double base cupboard and further working surface and shelves and off this is the conservatory which is fully double glazed. On the first floor is the spacious master bedroom which has an en suite bathroom with airing cupboard and this leads to bedroom 4/dressing room. There are two further bedrooms on the first floor and a family shower room. Outside the large attractive garden gently slopes away from the house and is a major feature of Bickers Edge being laid to lawn and interspersed with shrub and flower borders, vegetable beds and mature trees. Attached to the side of the property is a brick built outhouse and on the other side is shingled off road parking, 2 timber garden sheds and a greenhouse.

LOCATION

The popular and sought after village of Wenhaston is well known for its community with a village hall and post office, primary school and public house. Wenhaston lies approximately 3 miles from the market town of Halesworth which has a pretty and vibrant pedestrianised Thoroughfare (High Street) which has excellent local shops and restaurants. There is a supermarket and a primary school plus a superb arts centre and music venue at The Cut as well as an excellent library. The town has many buildings that date from the sixteenth century, but there is evidence of Roman and Saxon settlement too. Halesworth, which is ideally located for the Heritage Coast and seaside town of Southwold, is also conveniently placed for access to towns like Bungay and Beccles which is, of course, a gateway to The Broads. The town has approx. 44 acres of green space provided for conservation and wildlife. For transport connections the town has a railway station which offers a regular service via Ipswich to London (Liverpool Street) and the main A12 London to Great Yarmouth road is about 5 miles to the east.

LOCAL AUTHORITY

East Suffolk District Council, Council Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
01394 383789

COUNCIL TAX BAND= E

SERVICES: Mains water and electricity are available to the property. Central heating from an oil fired boiler in the utility room with radiators throughout the property.

VIEWING

By appointment through Jennie Jones Estate Agents:

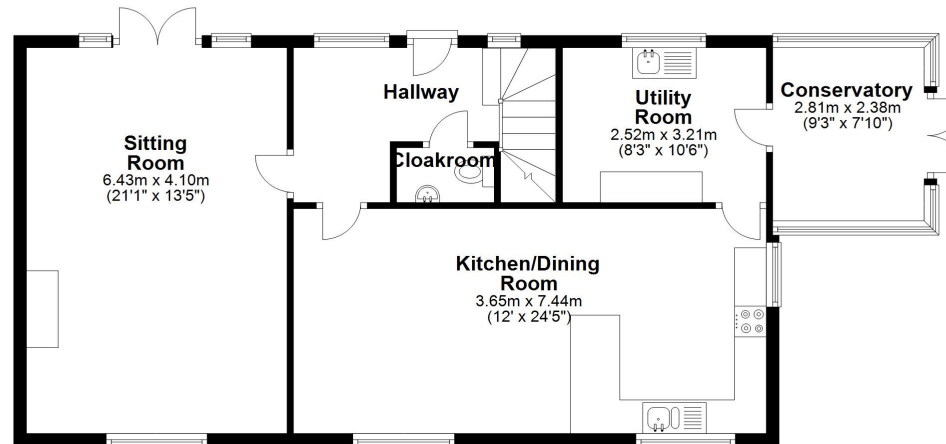
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = E

Ground Floor

Approx. 80.0 sq. metres (861.3 sq. feet)



First Floor

Approx. 73.0 sq. metres (786.1 sq. feet)



Total area: approx. 153.1 sq. metres (1647.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









