



'Sunny Bungalow in Quiet Lane'
Wetherden , Suffolk | IP14 3LE

WELCOME



This bright suntrap of a three-bed-two-bath bungalow set in a beautiful garden is sure not to hang around for long. The special location, up a secluded single-track lane in a small friendly village, adds extra appeal to an already very attractive home. It's the perfect private retreat to come home to and relax.







- Charming Detached Bungalow
- Pretty Suffolk Village
- Exquisite Gardens - Superbly Maintained
- Set Well Back from The Road
- Three Double Bedrooms
- Fitted Kitchen
- Sitting Room
- Dining Room
- Plenty Of Off-Road Parking

On arrival (look carefully because the house is well hidden from the lane) and before you even set foot inside the boundary – you'll immediately appreciate the simple but clever shape of the drive. Why have a straight drive leaving your home in full view of the road when, with a slight curve and a baffle, you can hide not only your home but also hide your cars? There's room here for up to five vehicles, all out of sight from the house and garden. Genius!

The bungalow benefits from being built in the 1950s when building regulations still allowed huge picture windows – and these are what flood the house with light all day long. They also afford stunning panoramic views of the garden. Both the sitting room and dining room have patio doors in addition to large windows, increasing the light level and giving access to a terrace which wraps around the house. Roller blinds control the quantity of direct sunlight. These two rooms have compact modern fireplaces with open grates and working chimneys.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









A large square kitchen, again with wide windows to the garden, has a good basic layout and recently upgraded flooring. The family bathroom next door, while perfectly functional, would benefit from a little modernisation but installation of a shower over the bath would be a quick and easy improvement.

The three double bedrooms all have built-in wardrobes, two with a wide run of sliding mirrored doors. Off the master bedroom, part of a 1980s addition, is an en-suite shower room with his-and-hers sinks.

The owners love their garden which they have tended meticulously. At almost 130 feet long and up to 90 feet wide, there's plenty of scope for the keen horticulturalist. The totally private space is surrounded with mature hedges and trees – oak, hazel, sweet chestnut, walnut, apple and silver birch. With a predominantly southerly aspect, the garden is in full sun all day but when shade is wanted a broad and statuesque osmanthus tree acts like a giant parasol.

The wrap-around terrace offers multiple seating areas, depending on the time of day. Two ornamental wildlife ponds provide a pleasing focus and are small enough to be easily covered to keep children safe. A pergola supports climbing clematis, jasmine and escallonia. Three sheds and a greenhouse provide behind-the-scenes support in this well-stocked garden which is sure to be the haven you want to come home to.

The owners have been very happy in Wetherden, as it is such a quiet friendly village. There's a pub in the village while more amenities are on offer at Haughley and Elmswell, both within walking distance or a very short drive and the latter on the Ipswich-Cambridge rail line. The arterial A14 is very close by, with Stowmarket less than fifteen minutes away and Bury St Edmunds approximately 20 minutes. Stowmarket has a mainline railway station with regular services to Norwich and to London Liverpool Street Station.







STEP OUTSIDE

Agent Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band D

Services: Mains Electricity, Water & Drainage, Oil Fired Central Heating.

Directions:

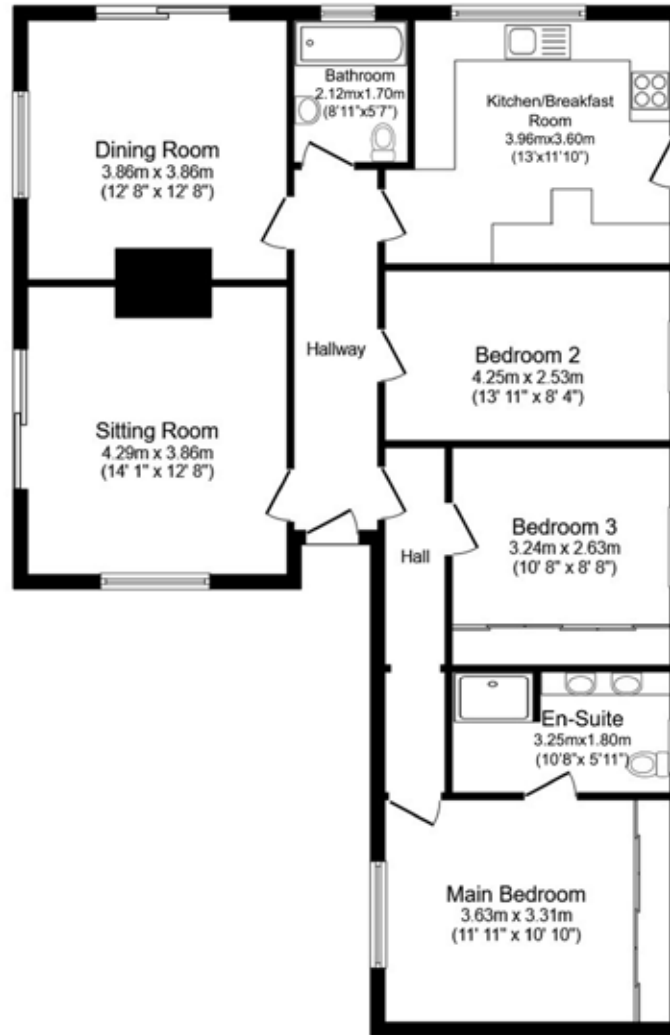
The property is located on the left-hand side of Kates Lane, Wetherden - this is a one-way street. Postcode - IP14 3LE

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///rungs.swung.comedy](http://rungs.swung.comedy)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4387
Approx. Internal Floor Area - 1151.3 Sq ft / 107 Sqm



For identification purpose only. Not to scale.
Copyright © patchphoto@outlook.com 2023
Produced for Fine & Country



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

