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*Castle Crescent,  
Wingfield, Suffolk*

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ESTATE AGENTS

Offered to the market with no onward chain, this 1930's property offers spacious and flexible accommodation including two receptions rooms, garden room and three bedrooms. There is ample car parking and rear garden with beautiful far reaching countryside views.

## *Castle Crescent, Wingfield*

### Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Garden Room
- Dining Room
- Kitchen
- Utility Room
- Wet Room
- First Floor Landing
- Three Bedrooms
- Bathroom
- Ample Car Parking
- Front and Rear Garden
- Open Field Views to the rear



### The Property

The front door opens in the entrance hall with stairs to the first floor with storage under and door into the sitting room with sliding patio doors opening into the garden room which overlooks the front garden and green beyond and doors opening to the side. The kitchen has window to the rear and is fitted with a range of wall, base and drawer units, work tops with inset stainless steel sink and space for a cooker with extractor over. The utility room has a door leading out to the rear garden, work top with cupboard under and wall cupboard, space and plumbing for washing machine and tumble dryer and door into the wet room. The dining room has the original fireplace with tiled surround and hearth and window to the rear. Stairs rise to a half landing with window to the front and onto the main landing with loft access hatch and doors to the bedrooms and bathroom.

### Outside

Iron gates open on the driveway, providing ample off-road parking. The front garden is laid to lawn with mature shrub borders. The rear garden has beautiful farmland views and is laid to lawn with a large greenhouse and timber garden shed.



## Location

The property is located in the rural village of Wingfield, a short drive from the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 20 minute drive away, boasts a direct train line to London Liverpool Street.

## Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil Fired Central Heating.

Mains drainage, electricity and water are connected.

EPC Rating: tbc

## Local Authority:

Mid Suffolk District Council

Council Tax Band: C

Postal Code: IP21 5RD

## Tenure

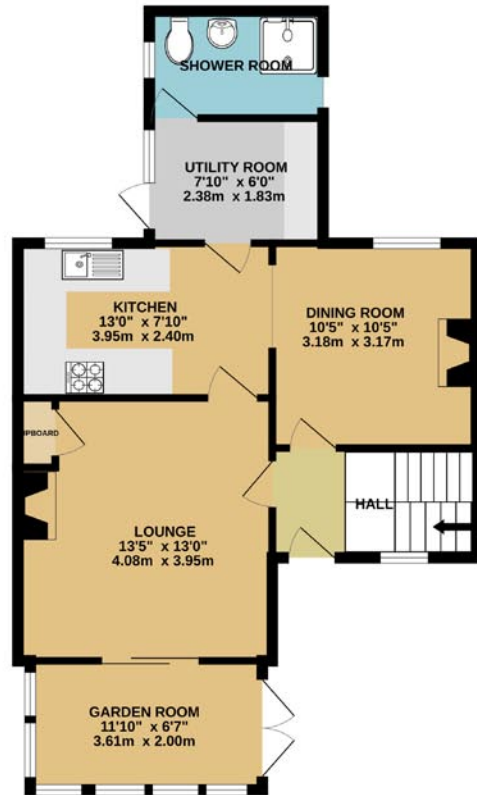
Vacant possession of the freehold will be given upon completion.

## Agents' Note

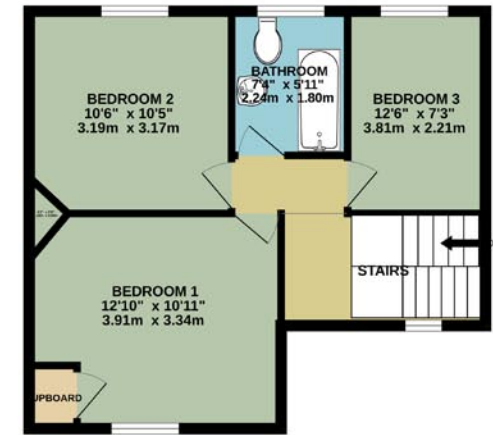
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £225,000**

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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