



'UNIQUE OPPORTUNITY'  
Little Bealings, Woodbridge, Suffolk | IP13 6ND

FINE & COUNTRY



# WELCOME



Here is a fantastic opportunity to make your mark on a delightful rural bungalow nestled on a spacious plot in the picturesque village of Little Bealings, only three miles from the highly sought-after market town of Woodbridge. This property is coming to the market for the first time in 60 years, presenting you with the perfect canvas to transform this lovely property into a splendid family home, poised for its next exciting chapter.











- Detached Bungalow
- Some Work Required
- First Time on The Market for Around 60 Years
- Three Bedrooms
- Fabulous Location
- Bathroom And Cloakroom
- Sitting Room and Garden Room
- Generous Plot of Around 0.3 Acre (stms)
- Plenty Of Off-Road Parking and Garage
- No Onward Chain

This charming bungalow is set back from the road on a generous plot in a peaceful neighbourhood surrounded by fields. The gravel driveway access curves around to the attached garage and affords plenty of parking space for several vehicles. Well-established landscaping with mature trees, lush shrubs, and lawn on either side of the driveway not only enhances the kerb appeal of the property but also provides an additional layer of privacy.

The property does require some modernisation throughout, having been a treasured family home for 60 years but gives untapped potential to shape it into the home you have always envisioned.

A useful porch welcomes you across the threshold of the property, providing a practical space to kick off your shoes and coats. Entering the hall of the bungalow and you will discover a cloakroom to your right in addition to some useful storage cupboards.

There are three well-proportioned bedrooms to the right of the property. The principal bedroom is positioned at the back of the property offering a view of the lovely garden. The expansive window in this room welcomes an abundance of natural light, creating an inviting ambiance. There is a practical fitted wardrobe too, which optimises storage options and frees up floor space for additional furniture.



\* 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.























Two further bedrooms are located to the front of the property. Bedroom three boasts the convenience of a fitted wardrobe while bedroom two offers an alcove space that would easily accommodate the installation of a door to create an integrated wardrobe space.

A spacious family bathroom delivers the convenience of both a bathtub and a separate shower cubicle and has been decorated with fully tiled walls which surround the wet areas of the room.

The double aspect sitting room to the rear of the property is a bright and welcoming room, with large windows providing cheerful views of the garden. This room is generously proportioned and has been fitted with a neutral carpet and a feature coal fireplace.

The kitchen is furnished with all the essentials, although a modern update would enhance its appeal. There is plenty of storage provided by numerous wall and base cabinets, complemented by wood-effect worktops. Adding a unique touch, a food-serving hatch conveniently connects the kitchen to the dining room.

Adjoining the kitchen is a generous dining room, ideal for entertaining.

Additionally, there is garden room to the rear of the property this provides a quiet place to sit and read, with prime views of the garden as well as direct access to the patio.

Adjacent to the kitchen, you will find a spacious dining room. For those who prefer an open kitchen and dining layout, the possibility of removing the dividing wall exists (subject to planning permission) creating an inviting, sociable and generously roomy space.

The sizeable rear garden presents plenty for the keen gardener to get to grips with. A large patio presents the perfect space from which to enjoy the tranquillity of the location or to rest and admire your horticultural efforts.

The garden has been well-tended, adorned with an abundance of mature, well-established trees and shrubs, fashioning a delightful haven for relaxation and enjoyment. Privacy is a defining feature of this garden, as the natural screening provided by the surrounding trees and shrubs ensures tranquillity and seclusion.

The pretty village of Little Bealings lies along the Fynn Valley and has a history dating back to the Bronze Age. The village benefits from a thriving Primary School, Village Hall and a number of historical landmarks such as All Saints Church. On the northern edge of the village sits Bealings Village Hall with adjoining John Belstead Playing Field. The property is also within a short cycle ride of Kesgrave High School and only a five-minute drive from the elegant restaurant and hotel at Milsoms Kesgrave Hall.

Little Bealings offers convenient access to a network of public footpaths and is situated along the route of the picturesque Fynn Valley Walk. This scenic trail winds through some of Suffolk's most charming villages and countryside, making it an ideal starting point for those eager to embark on outdoor adventures and explore the region's natural beauty.







# STEP OUTSIDE

## How Far Is It To...?

Little Bealings lies only three miles west of the beautiful market town of Woodbridge. Described as one of the 'gems' in Suffolk's crown, Woodbridge combines excellent facilities and shops with superb pubs and restaurants as well as plenty of indoor and outdoor activities. Located along the River Deben and only 8 miles from the coast, the town is associated with the most important Anglo-Saxon site in the UK; Sutton Hoo.

Transport services from the village include a local bus service which runs to Ipswich (6.7 miles) and surrounding areas. There are railway stations at nearby Woodbridge and Ipswich with the latter providing direct links into London Liverpool Street in just over an hour.

## Agents Notes

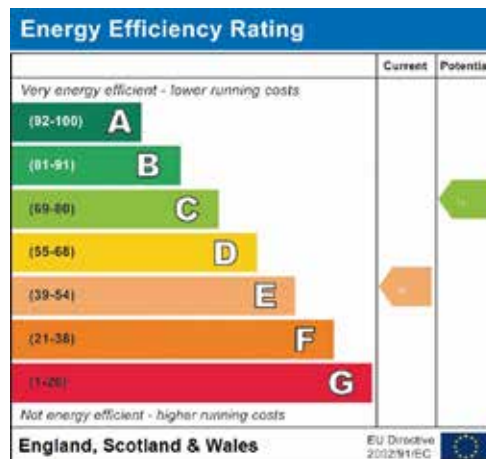
Tenure: Freehold

Local Authority: East Suffolk Council - Band D

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

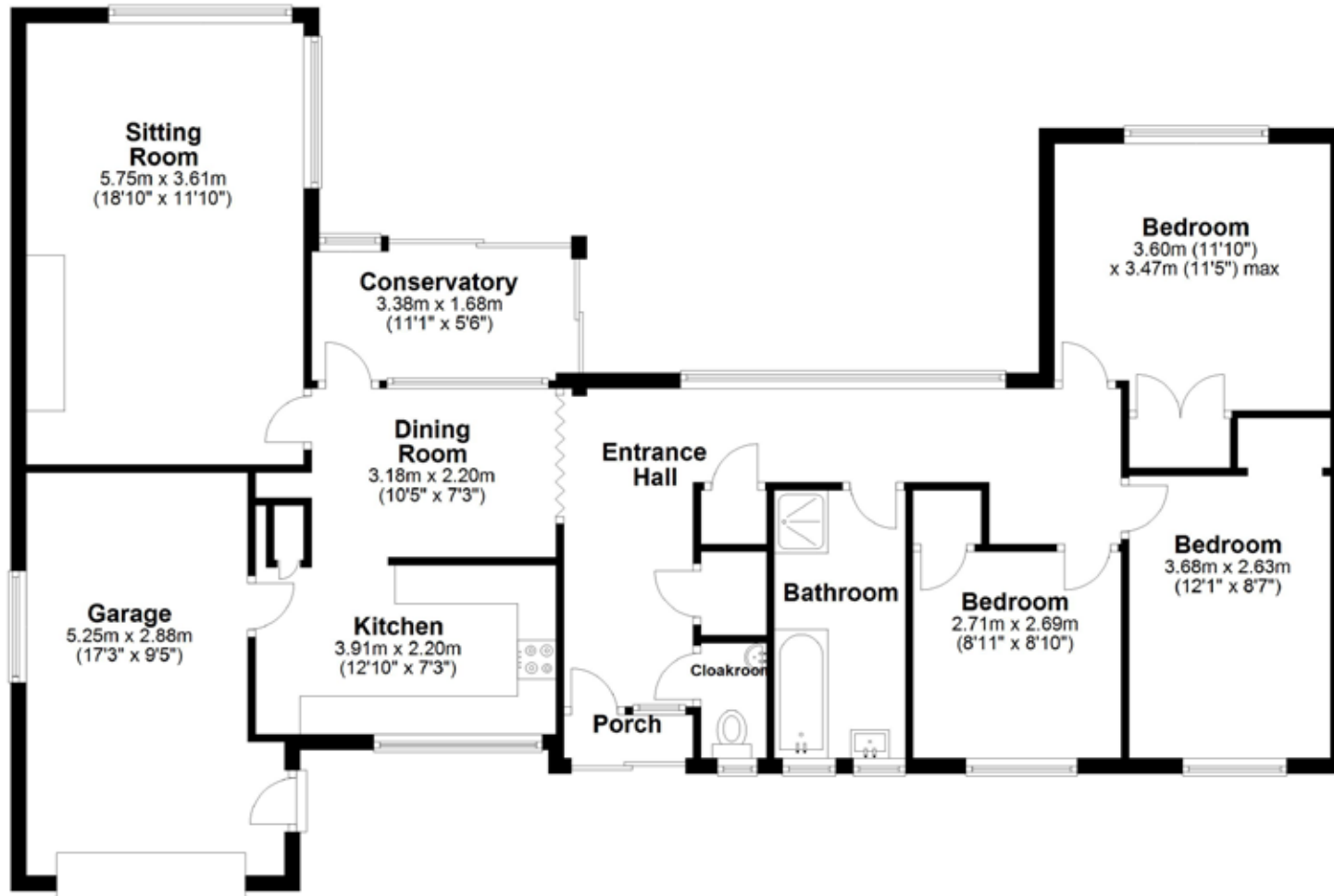
Directions: What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///tested.appear.dawn](http://tested.appear.dawn)

Postcode - IP13 6ND





# Ground Floor



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



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