



STRANRAER
MAIN ROAD DARSHAM IP17 3PW



A delightful three bedroom detached 1920's built bungalow, that is situated in a spacious plot of an acre (stm) with plenty of off road parking and detached timber double garage.

Tucked away, off the A12, you will find Stranraer, a generously spacious bungalow sat in a large plot of an acre of grounds (stm). Set just beyond the five bar gate, the sweeping driveway welcomes you to this beautiful detached bungalow. Through the front entrance porch, you are welcomed into the entrance hall, which leads off through to the cosy sitting room where you can relax in front of the open fire, whilst watching the generous wildlife outside, through the conservatory. The bright open plan kitchen/dining room is a generous size, with a range of base and wall units, space for appliances and cosy wood burning stove. From the kitchen you have the rear lobby/utility which provides extra storage for appliances and access straight out to the rear garden. The master bedroom is a large double room, with French doors leading straight out to the garden and an en-suite which boasts a corner shower, toilet and basin. Two further double bedrooms, family bathroom and airing cupboard can also be found off the hallway. Outside, the property sits within an acre plot (stm) and the garden wraps around the bungalow. There is plenty of off road parking on the shingled driveway for numerous vehicles and access to the timber detached double garage/workshop. There is also a summer house, with power, well matured orchard, large shed, greenhouse, dog run and beautiful pond. This bungalow is a real must view to appreciate the stunning setting.

Tenure – Freehold - Vacant possession of the freehold will be given upon completion.



Situated on the main A12 Ipswich to Lowestoft road, Darsham is ideally placed with the Suffolk Heritage Coastline being only four miles distant at Dunwich. The village still retains its Parish Church and The Fox public house. Shopping facilities may be found in nearby Yoxford and a railway station at nearby Darsham Halt, which is about three quarters of a mile from the property.

SERVICES Mains water and electricity are connected, private drainage by way of septic tank that is maintained by the owner and is regularly serviced by Binder. Heating is provided by way of oil fired central heating via radiators. The oil boiler was installed in December 2021 and was last serviced in 2023. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Tax band D

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – E

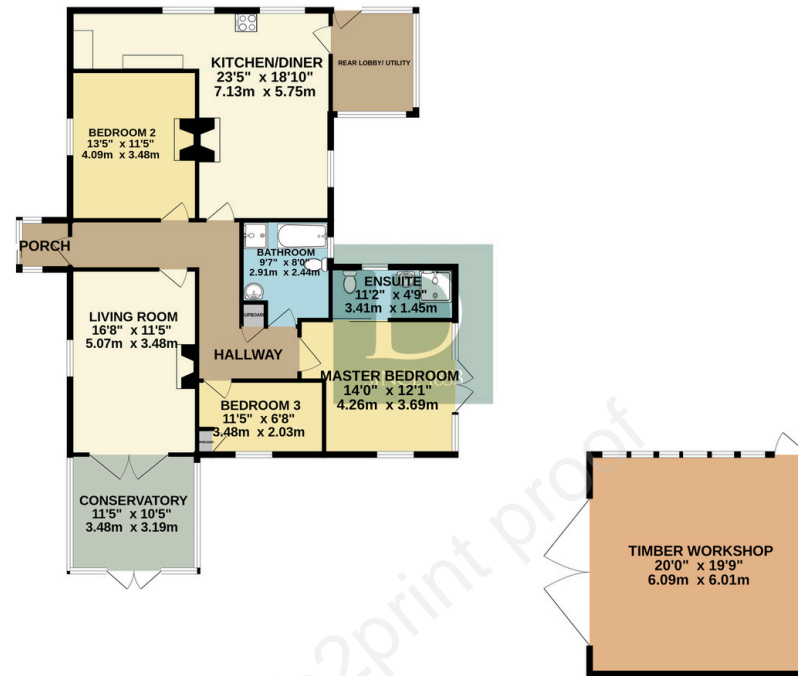
AGENTS NOTES – Please note, cracks in wall were noticed in 2022, slight subsidence found although this was rectified with a total of 6 days work inside and outside the property. Certificate of adequacy is all available, provided from the insurance company.





FLOOR PLAN

GROUND FLOOR
1707 sq.ft. (158.6 sq.m.) approx.



TOTAL FLOOR AREA: 1707 sq.ft. (158.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint 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 NOTICE

Durrants and their clients give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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