



GREEN FARMHOUSE

UNCLES LANE, ST. MICHAEL, NR35 1ND



This four bedroom detached farmhouse is situated in an excellent rural location, with a generous south facing main garden, is only a few miles from Bungay & Halesworth. It is offered with no onward chain.

Stepping through the main door, you are welcomed into the entrance hallway with stairs up to the first floor. The bathroom on the ground floor boasts a bath, toilet and basin.. The reception rooms are all generous sizes. From the sitting room that overlooks the rear aspect with a fireplace that could be opened up or a wood burner installed, if desired. There is also a spacious cupboard in this room for further storage. The kitchen overlooks the side aspect, with a range of base and wall units, integrated electric oven and hob and space for further appliances. Leading from the kitchen, you have another door, given access to the front porch/utility area. The kitchen is perfectly situated next to the dining room, which has potential to open up to one large room if desired.

Upstairs, all four double bedrooms can be found off the landing in addition to the family bathroom which boasts a corner shower, toilet and basin.

Outside, the garden is a large size, south facing with a patio area and lawn. The double garage has been recently built, with two up and over doors and power. Off road parking on the shingle driveway is available.

SERVICES:

Mains water, private drainage and electricity are connected. Heating is provided for by way of oil fired central heating through radiators. Durrants understands that the oil tank, boiler & treatment plant have all been updated within the last five years. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

VIEWINGS:

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



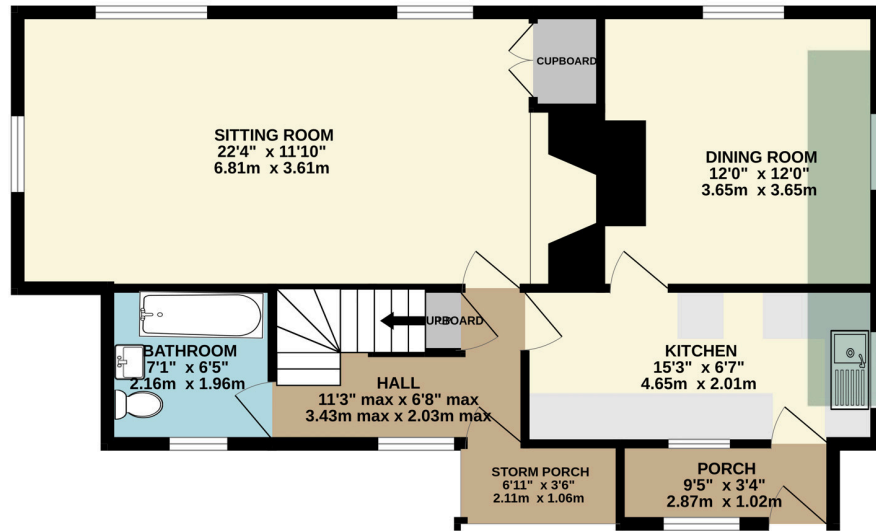




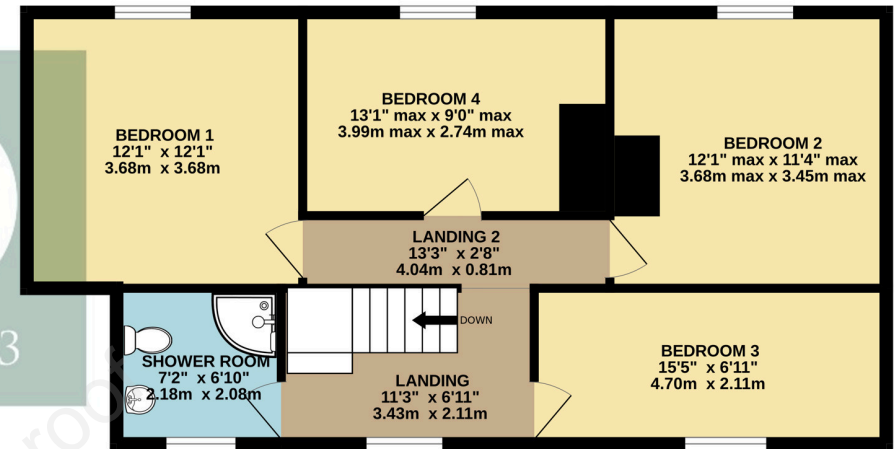


FLOOR PLAN

GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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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