



EUGANA

CHURCH ROAD, FLIXTON, NR35 1NU



A generous three bedroom bungalow set within a tranquil countryside location.

Situated in the desirable village of Flixton, is this impeccably presented bungalow offering flexible living space throughout. Eugana sits centrally on a large plot and in an elevated position. Careful consideration has been given to the recent necessary enhancements, which includes new UPVC doubled windows. The accommodation offers 3 double bedrooms, living room, new kitchen, conservatory, shower room & WC. Outside there is a large rear garden, primarily lawned and with patio area. The whole plot extends to approximately 0.26 acres. There are 2 single garages both with easy access, and ample off-road parking.

LOCATION

Flixton village is nestled amongst open countryside and arable fields. Flixton is a small hamlet well known for its Aviation Museum and also benefits from a village pub (the Flixton Buck) and a church. The market towns of Bungay and Harleston are minutes away and have everything you would expect and need from a town including supermarkets, post office and good

independent shops, cafes and restaurants. Beccles is approximately 12 miles from the property and has a train station which connects via Ipswich to London Liverpool Street - the journey from Ipswich to London taking approximately 70 minutes. For sailing and beach enthusiasts Southwold and Walberswick are approximately 17 miles away. There are also several highly-rated state and private schools in the area catering for all ages.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

SERVICES

Oil fired central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

East Suffolk District Council
Council Tax Band B



3



1



1



0.26
acres



14
miles

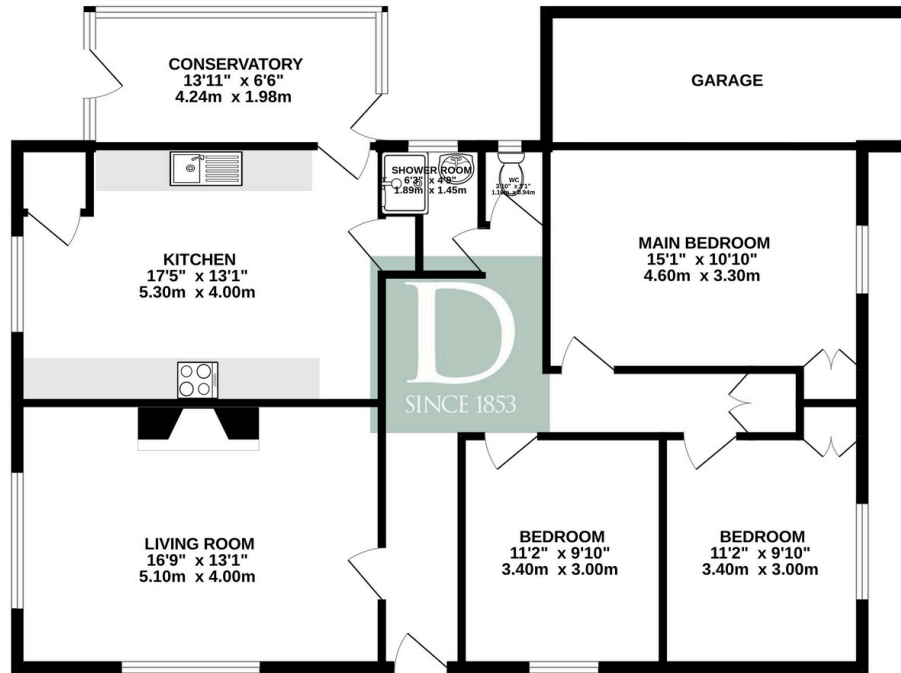


EPC



FLOOR PLAN

GROUND FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



EUGANA
TOTAL FLOOR AREA: 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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