



HYBANKS

BRAMFIELD ROAD, WENHASTON, IP19 9DJ



A detached 1970's bungalow which is subject to an agricultural occupancy restriction, with three bedrooms and sits in a generous size plot with a wrap around garden.

Hybanks offers an exciting renovation opportunity, to completely modernise or to extend subject to gaining the necessary consents from the council. Leading through the front door, you are welcome into the spacious entrance hallway. There is a cupboard for storage and this is also where the fuse box is located. To the left is the dual aspect sitting room/dining room which is a generous size, with an open fireplace and French doors into the garden room. The garden room is the perfect place to sit and enjoy the views of the garden. Leading from here you have the kitchen, which overlooks the rear aspect, with a pantry for storage, base and wall units and space for appliances. All three double bedrooms are located at the opposite end of the property, two of which have fitted cupboards for storage. The bathroom has a walk in shower and basin, and then located next to the bathroom is the separate toilet, this gives the option to knock through to one big bathroom if desired. There is also an airing cupboard which houses the water tank.



Outside, there is off road parking on the driveway to the front of the property. The garden is a generous size and wraps around the bungalow, it is easy maintenance and ready for someone to put their on stamp on.

SERVICES - Mains water, drainage and electricity are connected. Heating is provided for by way of oil fired central heating through radiators. The oil boiler is located outside, this was updated around six years ago, as well as the oil tank which was fitted three years ago. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

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



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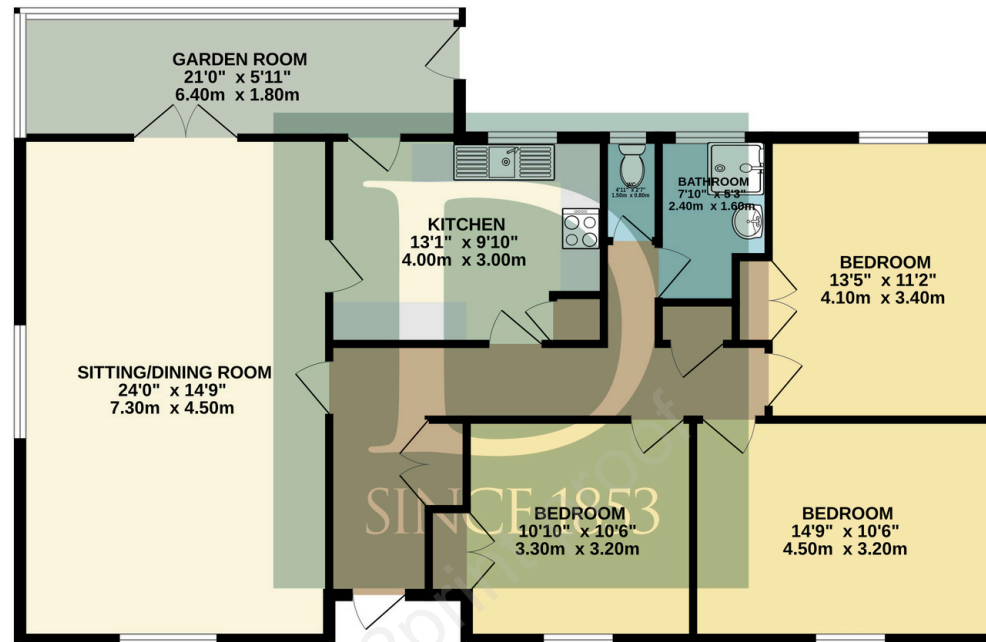
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FLOOR PLAN

GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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