



TANGLÉTIN
THE STREET, IP19 9LS



This three bedroom detached family home, built in 1985 is located in the desirable village of Blythburgh and benefits from off road parking, a beautiful garden, large timber garage and is certainly one to view!

—A perfect family home, that is beautifully presented throughout and is in a desirable village location, close to the Suffolk coastline, this property is ready for its new owner! The current owners designed and constructed this large detached home themselves and have had many happy years at Tangleton. Stepping through the main front door you are welcomed into the porch, then through to the entrance hallway, complete with granite floor tiles and stairs up to the first floor. The sitting room is a good size, overlooking the front aspect, with solid oak flooring throughout and a cosy open fireplace that is linked to the back boiler. The kitchen is immaculate, with curved gloss grey base and wall units, dark granite worktops, integrated appliances such as a dishwasher, water softener and double oven and all overlooking the rear aspect. In the kitchen you have the multi-fuel stove, linked to the back boiler, which is fuelled via wood or solid fuel. Through the archway, you have the dining room which is perfectly positioned next to the kitchen, with parquet flooring and plenty of space to entertain guests. Off the kitchen, you have the rear hallway, leading to the WC which has a raised toilet and a separate shower room, with electric shower and basin. What used to be the original garage is now used as a ground floor bedroom, or has potential to be a further reception room, with side aspect views and beautiful slate flooring. Please note, this room currently does not meet building regulations. The utility room gives direct access to the front, rear and the garage, also has plenty of space for appliances. Upstairs on the first floor, the landing has an airing cupboard which houses the water tank and is shelved for storage, along with access to the loft which is fully insulated. Bedroom one is a generous double room, overlooking the front with beautiful views of Blythburgh Church. Bedroom two is another double room, with views over the rear of the allotment area and estuary. Bedroom three is a small double room with church views again and a cupboard over the stairs for storage. The family bathroom has a walk in shower, toilet and basin. The bathroom is a generous size, with a double walk in shower, toilet and basin.



Outside, the property is approached from a quiet lane, in a conservation area with a very appealing frontage. Through the five bar and pedestrian gates, you are welcomed to the gravel driveway with plenty of parking and access to the timber garage/workshop. The garage has two double doors with space to park four vehicles. To the front, rear and side of the property, you have what can only be called a well established, beautiful garden that is split into lots of different areas. From the store area, two sheds, a seating area, a dog kennel (which will be removed upon the sale), a spacious summer house complete with electrics and plenty of mature boarders, plants and beds.







SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of multi fuel back boiler with the fireplace and radiators. This is located in the kitchen. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band EPC – 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.

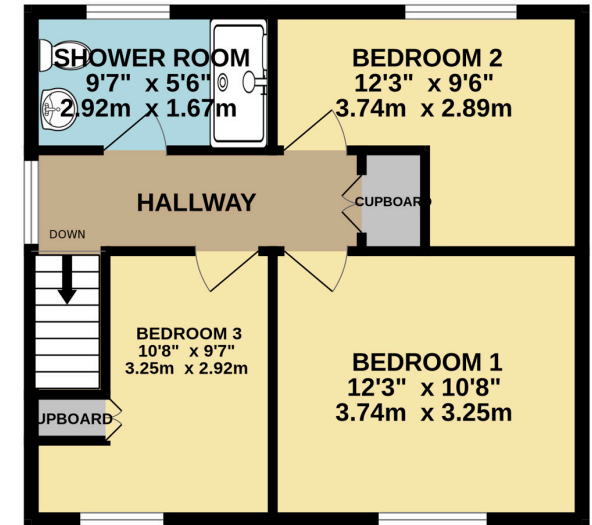
AGENTS NOTES – Please note, the property is in a conservation area, and area of outstanding natural beauty. There is access to the allotment area at the rear, which the current vendor rents from the landowner. Please note, there is planning application ongoing to build two houses on the field behind Tanglethin. The loft above the garage is a playroom.



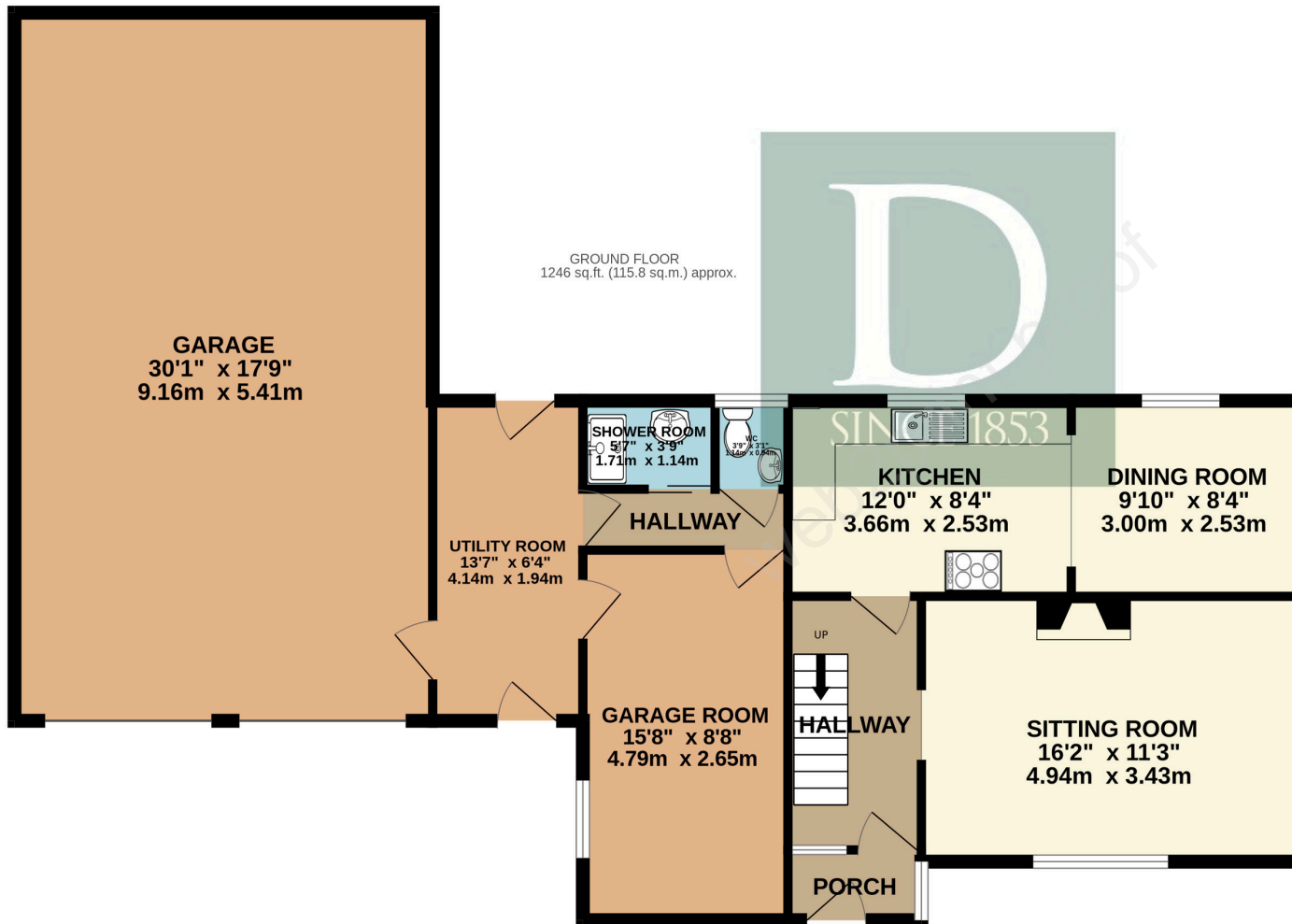




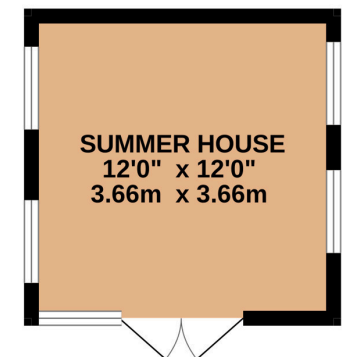
1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



GROUND FLOOR
1246 sq.ft. (115.8 sq.m.) approx.



SUMMER HOUSE
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA : 1830 sq.ft. (170.0 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.

FLOOR PLAN



LOCATION PLAN



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

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