



MULBERRY

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BEYFORD LANE, IP19 9BS



This spacious and bright two-bedroom detached bungalow, is ready to walk straight into and has been very well maintained by its current owner. With plenty of off-road parking, a single garage and a garden with views, this property is one to look at!

Mulberry is located in Wenhaston, set back from the road. As you approach the property you are welcomed onto the gravel driveway which provides plenty of parking as well as a single garage. One of the things that first strikes you about the property is the space and the natural flow of accommodation as you move from room to room. The front door opens into a porch area and connects nicely with a very spacious hallway. Further down the hallway you will find the kitchen/breakfast room. This room offers the perfect space for socialising and has a E Control system: Series X AGA which the owner is looking to leave. The room is both light and bright and has a side door connecting you to the outdoors. Continuing through the property you will find a generous sized dining room boasting a cosy wood burning stove. This room offers a wonderful space to host family and friends and has double doors connecting you to the garden room. The garden room has an LPG woodburner as well as double doors leading out to the garden with views overlooking the fields, this room really does bring the outside in! Off the hallway you have access to both bedrooms and a spacious airing cupboard. The first bedroom is a large double room with built in wardrobes overlooking the front aspect with an ensuite that boasts a shower, toilet and basin. Bedroom two is another large double room with ensuite and built in wardrobes. Outside, you have plenty of off-road parking for around 5 vehicles and access to a single garage. The garden is a beautiful tranquil area that has views over fields and is easily manageable.

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of oil central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - D

EPC – TBC

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

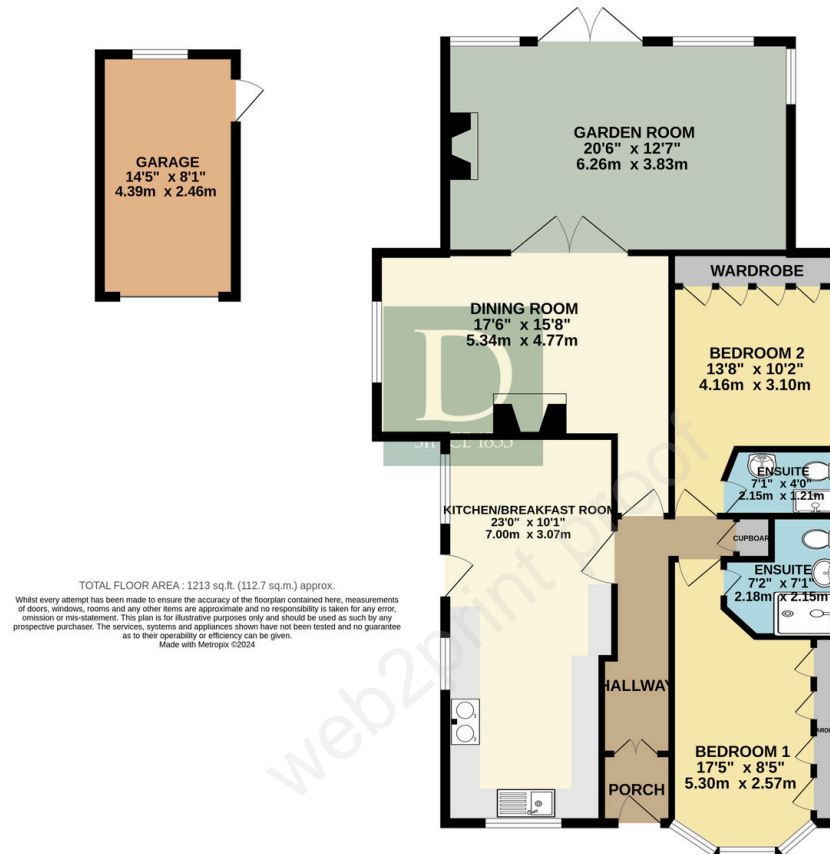
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





## FLOOR PLAN

GROUND FLOOR  
1213 sq.ft. (112.7 sq.m.) approx.



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### CONTACT US

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