



Hall Road,
Ilketshall St Andrew, Beccles, Suffolk.



Bungay – 3.6 miles
Beccles – 4.8 miles
Southwold & The Coast– 15.8 miles
Norwich – 20.5 miles

Refurbished and remodelled to a standard rarely seen we are delighted to bring to market this stunning detached bungalow situated in the rural yet accessible village of Ilketshall St Andrew, a short drive from both the market Towns of Beccles and Bungay. The property has undergone an extensive schedule of works including new central heating, drainage treatment plant and full re-wiring and now provides a versatile home boasting three generous bedrooms, bathroom, cloakroom and laundry room, 18.ft sitting room and a stunning family kitchen dining room which opens to the rear gardens. Outside the generous plot enjoys the open field views and offers a vast parking area, newly constructed garage and extensive gardens. Offered with no chain this property has to be viewed.

Property

Stepping through the front door of this newly refurbished and extended bungalow we are welcomed by the entrance porch and ideal spot for our coats and boots after one of the many open, green lane walks the area has to offer, an inner door opens to the hall where the standard of finish and attention to detail our vendor insists upon becomes instantly apparent. A cupboard is set to the right of the hall whilst doors open to our first two rooms, on the right the master bedroom sets the tone, with space and light at the forefront. This superb double room looks to the front aspect and enjoys the rolling field views. Across the hall we step into the sitting room, this dual aspect room again enjoys the views from a large bay window to the front and second that looks to the side of the plot. At over 18.ft space is no compromise. Back in the hall the space widens to provide a delightful central lobby area big enough for a desk/workspace if needed. From here we enter the second and third bedrooms which again are bathed in natural light from the large windows. On our left we find the family bathroom, laundry/utility room and separate cloakroom. Here the finish comes into its own with clean modern lines throughout these spaces. The bathroom offers a large laundry cupboard and a white bathroom suite comprising a low level bath with shower and screen fitted above, a w/c and feature sink. Adjacent the laundry/utility room offers space and provision for a range of appliance and leads into the separate cloakroom. At the head of the hall and completing the main accommodation we step into the impressive extension which forms the family kitchen/dining room, this superb room spans the width of the entire property and has been designed around sociable family life and entertaining alike. Timber effect flooring lines the room and reflects the natural light that pours in through the French doors and large window. The kitchen has been fitted with stunning range of units which are complimented by solid wooden work surfaces. The sink is set below the window looking onto the rear gardens. whilst a fitted double oven, hob and extractor feature along with an integrated fridge freezer and dish washer. Completing the space we find a converted loft room accessed from the hall by a drop down timber set of steps. This superb additional space enjoys heating and a window which looks over the garden to the fields beyond.









Outside

Approaching the property we are welcomed by the extensive driveway which offers ample parking and turning to the front of the bungalow, the driveway continues to the side of the plot giving access to the newly constructed, detached garage. The front garden is of a superb proportion and laid to lawn which is framed with timber sleepers, these continue to form two delightful flower beds set to either side of the front door. A path leads to both sides of the property where we find gated access to the rear. The rear garden is a delight, currently laid to lawn in the main, the space offers a blank canvas for a budding gardener or just the simplicity of a large open lawn. Timber fencing frames the boundaries and a variety of planted shrubs and trees soften the boundary. At the rear of the bungalow we step out to a large gravelled seating area which leads from the French doors in the impressive kitchen dining room. To the side of the property we find the oil boiler and tank along with a greenhouse ready to start next years seedlings for the garden.

Location

This property occupies a peaceful, rural but not isolated position conveniently located close to the attractive market towns of Beccles and Bungay, both of which provide numerous shops, schools, and all other essential amenities which may be needed. The Cathedral City of Norwich lies approximately 20 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity (full re-wire)

Mains Water. New Treatment Plant Drainage.

Oil Fired Central Heating (full new system)

Energy Rating:D

Local Authority:

East Suffolk Council

Tax Band: D

Postcode: NR35 1HE

Tenure

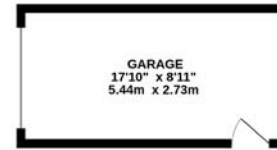
Vacant possession of the freehold will be given upon completion.

Agents' Note

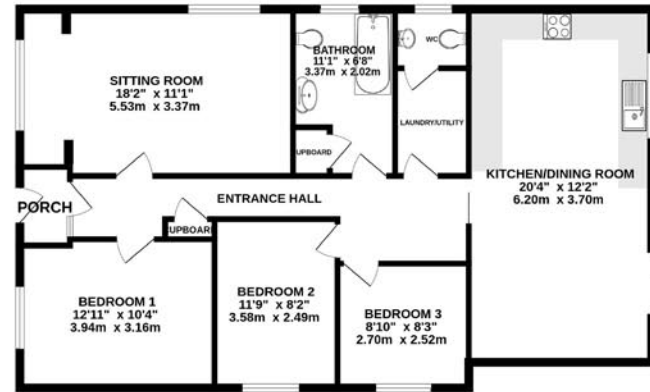
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £450,000

GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1585 sq.ft. (147.2 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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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk