



4 Beacon Lane
Little Bealings | Woodbridge | Suffolk | IP13 6LZ

FINE & COUNTRY

LARGE BUNGALOW, EXCELLENT LOCATION



This four-bedroom bungalow will excite anybody who understands the importance of location. Not only does it occupy a large plot on an unadopted and very quiet lane, but that lane is just outside sought-after Little Bealings, moments from Woodbridge and within very easy commuting distance of the capital. The property has an impressively large lounge-dining room and modern kitchen and is double glazed throughout although maybe in need of a little updating.



KEY FEATURES

- Detached Bungalow
- Fabulous Location
- Spacious Sitting Room With Picture Window Overlooking The Garden
- Fitted Kitchen Breakfast Room
- Originally Built In 1963 - First Time On the Market
- Three/Four Bedrooms
- Some Work Required
- Charming Gardens
- No Onward Chain

The owner's parents had the foresight to buy this ideally located plot back in the early 1960s. Since then, of course, the rural backwater it once was has become a locality much beloved by anybody wishing to be within easy reach of London, and property prices reflect such. The quiet lane on which the bungalow they built is situated holds fond memories of close relationships with much-loved neighbours, learning to ride a bike and cycling to school. Now, happy childhoods are waiting to happen again here, the more so because of the very popular and successful primary school nearby.

Step Inside

You'll pull off the lane into a drive with a garage and room for several cars. A fairy-tale green door with hardware made by the original owner, a metalsmith, leads to a narrow terrace which draws you towards the main entrance in the middle of the building. Once inside, it's immediately apparent that the house is orientated away from the front entrance with the focus on the south-facing garden behind. This atrium-like entrance hall opens to courtyard areas to the front and back. It also joins two sides of the building which has grown and evolved in several directions since its original construction. A door to your left brings you to a hallway which connects to three bedrooms, the kitchen and the sitting room, while on the other side of the entrance lobby is an opening to an extra bedroom, en-suite shower room and a WC. There is much scope on this side of the bungalow for accommodating an elderly parent in a close but still separate arrangement. Equally, you might use this area as a home office.



KEY FEATURES

Back on the 'family' side of the building, you'll find a sizable kitchen at one end of which is room for a table and chairs. The working end of the space has base units in a galley arrangement, an electric hob and under-counter oven. This dog-leg layout, created by incorporating a former bedroom into the kitchen, has some flexibility to it if you wanted to remodel – perhaps by swapping the working and dining areas around. Behind the kitchen, and connected by a handy serving hatch, is the enormous sunny sitting room, a beautiful expansive space flooded with light from the south and west. A wide picture window on the south elevation draws the eye down the garden. On the interior wall, a wood-burning stove occupies a clean, minimalist fireplace. However you use this glorious space, there's plenty of room for division into different areas – eating, sitting, working – without any danger of overcrowding. Another bathroom with over-bath shower and a WC are off the central hall.

Future Developments

The bungalow has grown overtime, evolving with the family's needs, and the footprint today is generous. Some modernisation may be desired and there are several ways in which you might alter the floorplan. The rear courtyard might be enclosed as either a conservatory or incorporated into the building, for example. Or you might make more ambitious plans involving radical structural changes to the front of the property where the garage, a storeroom and the narrow courtyard to the entrance are currently located. The grey cells will find plenty of stimulation here as you consider how to take this building forward.

Step Outside

The large garden is entirely enveloped by greenery and appears to extend infinitely. A splendid silver birch takes centre stage but other mature shrubs are dotted about. In the past, there were thriving vegetable plots also. Keen gardeners will be raring to go in this expansive south-facing plot with so much potential. All on one level, it will be relatively easy to keep mown if the low-upkeep option is preferred.







INFORMATION



On The Doorstep

It would be hard to beat this fabulous location. Little Bealings sits in the beautiful Fynn Valley, a very popular spot for ramblers – indeed the church organises free guided walks each week. The village is home to a recently refurbished playing field with children’s area and multi-sport court, and the primary school is consistently rated “Outstanding” by Ofsted.

How Far Is It To

The popular town of Woodbridge, on the river and with boutique shops and restaurants, is just three miles away. A little further afield, Ipswich is approximately a quarter of an hour by car. From here, trains reach London Liverpool Street in as little as one hour and nine minutes putting you in enviably easy commuting distance.

Directions:

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... buzzards.prungs.unscathed

Services, District Council and Tenure

Oil Central Heating, Mains Water & Electricity, Private Drainage.
There are Solar panels fitted, we are informed that there is a Feed in Tariff at a good rate.
Broadband Available -please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
East Suffolk District Council - Tax Band D.
Freehold



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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