



# WINDRUSH

ST. MICHAELS WAY, WENHASTON, IP19 9EH





A detached bungalow located in the popular village of Wenhaston offers two double bedrooms, a generous size living room, and wonderful gardens to the front and rear of the property.

As you step through the front door, you enter into a porch that leads into the main hallway of the property. On your left is a spacious living room, offering a nice view of the front of the house. The room features a fireplace, which serves as a central point of interest. Opposite the living room you'll find the kitchen. It comes equipped with a good selection of wall and base cabinets, along with a practical breakfast bar. Adjacent to the kitchen is the dining room, which has double doors that open out to the rear garden. This allows for a seamless connection between the indoor and outdoor spaces, making it a great spot for enjoying the garden views. The property includes two double bedrooms. The main bedroom has built-in wardrobes for added storage and overlooks the garden, providing a peaceful view. The second bedroom, also a good size, faces the front of the property. The bathroom is conveniently located nearby, fitted with a bath, sink, and toilet. Next to it is a handy utility room, which has the added benefit of a shower.



Outside, the front of the property features a generous garden area and ample space for off-road parking, as well as a single garage. The rear garden is primarily lawn, with a variety of interesting features such as fruit trees, a vegetable patch, and a greenhouse. There is also a conservatory that provides a nice spot to relax while taking in the garden's surroundings.

**TENURE** – Freehold

**SERVICES** Mains water, drainage and electricity are connected. Heating is provided for by way of oil fired central heating through radiators (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 C

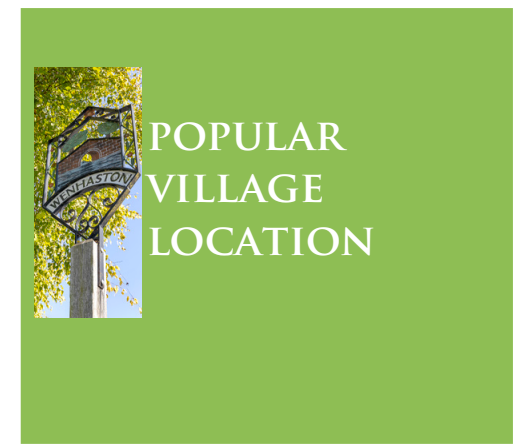
**EPC** – E

**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.

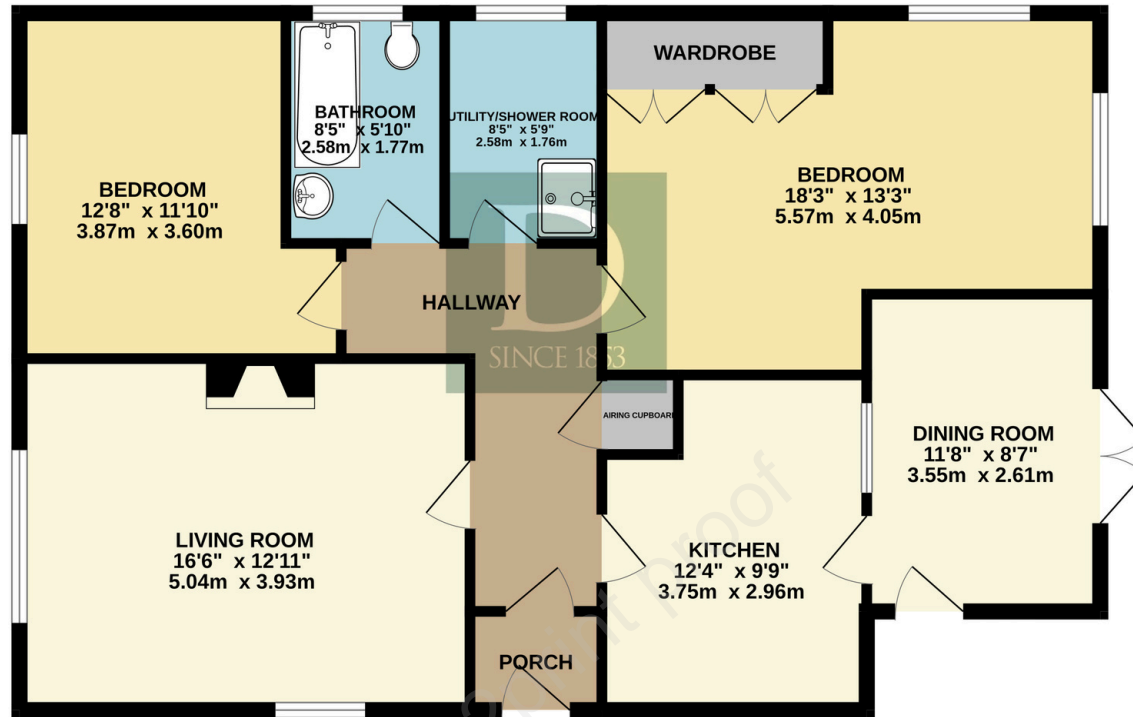








## FLOOR PLAN



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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### CONTACT US

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