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Stonecott, St Michaels
Way, Wenhaston

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An extremely spacious three bedroom detached bungalow with well presented, light and airy accommodation with plenty of parking, double detached garage and lawned generous rear garden. Situated in the centre of this lovely village, close to the coastal town of Southwold.

Accommodation comprises briefly:

- Extremely spacious sitting/dining room
- Three bedrooms
- Family bathroom and en-suite shower room
- Oil fired central heating
- UPVC double glazing
- Driveway with plenty of parking
- Double detached garage
- Well presented throughout
- Large garden



The Property

Stepping inside the property brings you into the long entrance hall, which provides access to all of the rooms within the bungalow. To your left is the sitting/dining room, a light and airy room due to the large double aspect windows. An open fireplace provides a focal point to this large space. Your next left brings you to the kitchen fitted with a good range of base and wall storage units, along with an integrated fridge, dishwasher, electric hob, electric double oven. The kitchen and sitting room both have access to a pathway leading to the rear garden. The family bathroom is fitted with a w.c. wash basin, heated towel rail and bath with overhead electric shower. In the hallway there is a built-in cupboard and an airing cupboard. There are three bedrooms one with a wardrobe, the master bedroom is situated to the end of the hallway and fitted with a large mirror fronted wardrobe and enjoys a spacious well appointed en-suite shower room comprising off a large walk-in shower, w.c. and wash basin with a heated towel rail and tiled walls and flooring. There is also a useful large built-in cupboard/wardrobe.



Outside

The property is approached via a concrete driveway leading down to the double detached brick garage which has power connected with additional parking to the front. The front garden is neatly laid to lawn, to the rear of the bungalow is a generous size lawned garden with a recently erected timber garden shed which measures 14ft 10ins by 9ft.





Location

Wenhaston is an attractive and popular village situated immediately south of the Blyth Valley, close to the Suffolk Heritage Coast. The village retains its pub, 'The Star Inn' and a useful shop. Halesworth is situated approximately 4 miles away and provides many independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called The Cut which is used for theatre, cinema, exhibitions and workshops. There is a train station with links to London Liverpool Street. The lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures and Fittings

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

Services

Oil fired central heating and hot water. Mains electricity and drainage.

EPC Rating:D

Local Authority

East Suffolk Council

Council Tax Band: D

Postcode: IP19 9EH

Halesworth - 4 Miles

Norwich - 26 Miles

Southwold - 6 Miles

Agents Note

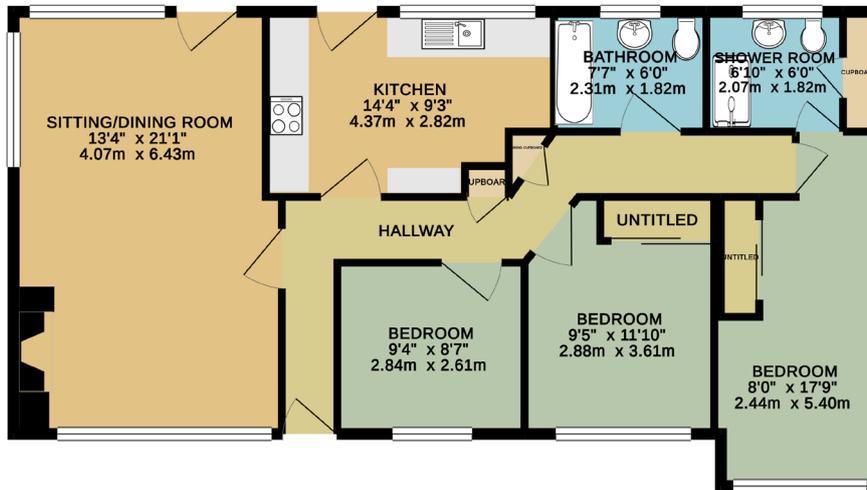
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given upon completion.



GROUND FLOOR 925 sq. ft.
(85.9 sq. m.)



TOTAL FLOOR AREA : 925 sq. ft. (85.9 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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Guide Price: £385,000

To arrange a viewing please call us on 01986 888205

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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.