

School View,

Ilketshall St. Lawrence, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

Halesworth - 3.1 miles
Bungay - 7.2 miles
Southwold & The Coast -11.2 miles
Norwich City- 22.4 miles



A rare opportunity to purchase a property at this price level in such a sought after village location. This deceptively spacious two bedroom semi-detached bungalow has been enjoyed for many years by the previous owners and is now ready for some cosmetic updating. The property offers a quiet setting with delightful walled rear garden and the ability to park off road in the communal area. Viewing is essential to appreciate the location and space on offer.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Utility/Store Room
- Kitchen
- Rear Lobby
- Inner Hall
- Bedroom One
- Bedroom Two
- Wet Room
- Gardens Front & Rear
- Parking in the Communal Area

Property

Entering the property via the side lobby that leads off the parking area we are welcomed into the perfect spot for our boots and coats after a spot of gardening or a countryside walk. A door from here leads into the kitchen. The kitchen offers superb proportions and enjoys a view onto the rear gardens. Two large pantry style cupboards are found along with a basic range of fitted units. Stepping to the front of the property we find the sitting/dining room. This generous room enjoys a large window looking to the frontage and filling the space with natural light. Two doors lead off, one to the entrance lobby where a large coat cupboard and utility/store room are found. The second door leads to the inner hallway where a double airing cupboard offers excellent storage. From here we find the two bedrooms. The larger is set to the rear looking onto the gardens, the smaller enjoys a view of the frontage. Completing the accommodation the wet room is set to the head of the inner hallway.







Outside

From the car parking area we directly approach the property over a path that leads to the side entrance lobby. At the front a path continues to the rarely used front door and we find a delightful array of planted beds and open lawned area. At the rear the garden is enclosed by a brick wall, the lawns are framed by planted border beds that fill the space with colour.

Location

This semi-detached bungalow is situated in the popular village of Ilketshall St.Lawrence, offering superb access to local market towns. The village is located a short drive from the amenities of Halesworth and provides excellent transport routes to Bungay and Beccles. The village itself features an active country pub and is within walking distance of the highly regarded Ilketshall St Lawrence Primary School. Halesworth offers a variety of independent shops, restaurants, medical facilities, and a supermarket. It is also home to The Cut, a thriving arts centre for theatre, cinema, and exhibitions. Additionally, the local train station provides direct links to London Liverpool Street.

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
Electric Storage heating. Mains electricity, water and drainage.

Energy Rating: TBA

Local Authority:
East Suffolk Council
Tax Band: B
Postcode: NR34 8NU

What3Words: ///garlic.tame.mourner

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: £185,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
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www.muskermcintyre.co.uk

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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