



Park Chase, Bedfield, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A DETACHED THREE BEDROOM BUNGALOW built to a very high standard in the village of Bedfield **GARDEN WITH COUNTRYSIDE VIEWS **UNDERFLOOR HEATING THROUGHOUTGARAGE AND OFF ROAD PARKING FOR THREE VEHICLES**

LOCATION Bedfield is set in beautiful countryside 5 miles from the towns of Framlingham and Debenham. The village has a Church, Primary School, brand new children's play area, sports field, tennis court and a Community Club. Bedfield has a thriving community which includes local groups and community support. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants. It is also the site of a twice weekly market selling fresh fish, bread, fruit and vegetables. There is an independent secondary school Framlingham College, plus the world award winning state secondary school Thomas Mills and a primary school. Wickham Market train station is approximately 5 miles with links via Ipswich train station and offers a main line service to London Liverpool Street which takes just over an hour. The Heritage Coastline at Aldeburgh lies approximately 17 miles away.

GUIDE PRICE: £475,000

- Entrance Hall
- Underfloor Heating
- Sitting/Dining/Kitchen Room
- Utility Room
- Principal Bedroom with En Suit Shower
- 2 Further Bedrooms
- Family Bathroom
- Countryside Views
- Off Road parking for Three Vehicles
- Garage



PARK CHASE - INTERIOR An Entrance Hall welcomes you into this immaculate property and has lovely oak doors throughout and a lovely slate effect floor with underfloor heating which carries through to the reception room and utility room. There is a large cupboard perfect for coat and shoes. At the end of the Entrance Hall is a capacious Sitting/Dining/Kitchen which is extremely light and airy being dual aspect and having bifold doors overlooking the garden and countryside views beyond. The Kitchen has an extensive range of dove grey units with composite worktops over incorporating a drainer with an inset one and a half bowl sink unit and mixer taps above. There is an integrated Neff double oven at eye level, Neff induction hob with extractor above and integrated Neff dishwasher. There is plenty of space for a large table and chairs for entertaining and in the Sitting Room area there is a multi-fuel burner. A Utility Room is off the Kitchen area and has further dove grey units with space for a washing machine, tumble dryer and fridge freezer and built in wine rack. A door leads out to the rear side passage and garden. The Main Bedroom has a window overlooking the front garden, deep wardrobe cupboard and has an En Suite Shower Room comprising a large walk in shower, wc, ceramic wash hand basin nestled in a vanity unit and an opaque window to the side. There are two further double bedrooms one with a window to the front and one with a window to the side. The Family Bathroom is of a generous nature having a large walk in shower cubicle with an overhead shower and hand held shower, bath with mixer taps, wc, ceramic wash hand basin and heated towel rail. This completes the accommodation of this **IMMACULATE DETACHED bungalow.**



PARK CHASE - EXTERIOR To the front of the property is parking for three vehicles and there is a driveway leading to a larger than average garage (7.6m x 3.4m) with an up and over door and a personal door to the side. The front is all shingled and the neighbour has right of way over the drive to their bungalow. The rear garden is mainly laid to lawn and has trees and shrubs, a patio area for outside dining and a greenhouse. There is York stone paving and patio area outside the bifold doors from the Sitting Room.

TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk **Tax Band:** D **EPC:** B **Postcode:** IP13 7JE

SERVICES Air source heat pump, underfloor heating, mains drains, water and electricity, double glazed throughout, wood burner to Sitting Room.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties, we will require verification of funds and information to enable a search to be carried out on all parties purchasing







Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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