



2 School Bungalows, Badingham, Woodbridge, IP13 8JZ

Guide Price £325,000 - £350,000

Occupying an outstanding rural position, boasting far reaching views over the undulating and unspoilt countryside. This spacious bungalow sits upon a generous plot in the region of 0.25 acre (sts).

- Plot size 0.25 acres
- Outstanding rural views
- Converted school
- Potential to extend (subject to consents)
- Approx 721sq ft
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E



Property Description

Situation

Set back from a small, tranquil country lane, the property is found in a rural but yet not isolated position, surrounded by the idyllic countryside with breath taking views. Badingham is a small village situated off the A1120 with a popular public house and lies within close proximity to the neighbouring villages of Laxfield and Peasenhall. Local schooling can be found in Dennington and Framlingham. The historic market town of Framlingham is five or so miles away and offers an extensive range of amenities and facilities.

Description

The property comprises a two bedroom semi-detached bungalow having formerly been the school built in the late 1930s, it was used as a school until the 1960s whereby it was converted to a two bedroom semi-detached dwelling. Internally the property offers spacious accommodation heated by electric night storage radiators with the benefit of replacement sealed unit upvc double glazed windows and doors (installed in 2016). Throughout the property has been well maintained and cared for having well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road having extensive off-road parking upon a hardstanding driveway. In essence the gardens are in the region of 0.25 acre wrapping around the property and with beautiful rural views to the front, whilst the gardens to the rear offer a good deal of privacy/seclusion within.

The rooms are as follows:

ENTRANCE HALL: With a replaced upvc door to front providing access to the utility area, main reception room and shower room to side.

UTILITY AREA: 11' 6" x 6' 2" (3.51m x 1.88m) Found to the front of the property lending itself for a number of different uses if not required as a utility room such as an office/study.

SHOWER ROOM: 7' 11" x 4' 9" (2.41m x 1.45m) With frosted window to front comprising a modern suite with tiled shower cubicle, low level wc and hand wash basin over vanity unit. Heated towel rail.

KITCHEN: 7' 11" x 7' 8" (2.41m x 2.34m) With window to rear aspect, this replaced kitchen offers an extensive range of wall and floor units, marble effect roll top work surfaces, space for white goods.

RECEPTION ROOM: 11' 3" x 19' 10" (3.43m x 6.05m) A light, bright and airy room with French upvc doors to rear giving views and access onto the rear gardens. Impressive floor to ceiling height. Access to the two bedrooms.

BEDROOM ONE: 12' 2" x 10' 9" (3.71m x 3.28m) A generous double bedroom found to the rear of the property.

BEDROOM TWO: 12' 1" x 8' 8" (3.68m x 2.64m) With window to front, although the smaller of the two bedrooms still a double bedroom.

SERVICES:

Drainage - mains

Heating - electric radiators

EPC Rating - E

Council Tax Band - B

Tenure - freehold

OUR REF: 8384



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

