



Silverleys Green, Cratfield, Halesworth, IP19 0QJ

Guide Price £375,000 - £400,000

Occupying an outstanding rural but yet not isolated position, this delightful bungalow boasts beautiful far reaching views over the unspoilt countryside. Offering well laid out accommodation with the benefit of garage and ample off-road parking.

- Outstanding far reaching rural views
- Individual build & position
- Garage
- Private & secluded
- 0.19 acre plot (sts)
- Council Tax Band C
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Enjoying a tranquil and individual position, the property is found within the peaceful village of Cratfield lying on the north Suffolk borders and within easy reach of market towns of Harleston and Halesworth. Harleston is a thriving market town and has proved to have been a popular and desirable location over the years still retaining a strong community with a beautiful assortment of many historic properties and a good range of day to day amenities and facilities. Surrounded by the countryside along with Waveney Valley on the south Norfolk borders. A more extensive range of amenities and facilities can be found within the market town of Diss which also has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom detached bungalow of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators, drainage via septic tank. Internally the property offers well proportioned rooms all flooded by plenty of natural light with a pleasing layout. Formerly the property was a three bedroom dwelling, however, the third bedroom has been converted into a dining room and lends itself for a number of different uses.

Externally

The property is set upon a generous plot in the region of 0.19 acre (sts) found set back from the road being approached via a hardstanding driveway giving ample off-road parking leading up to the bungalow and attached garage (attached to the property in question with up and over door to front, power/light connected and personnel door giving internal access to the property). The gardens wrap around the property and enjoy a southerly aspect being predominantly laid to lawn. The vendor advises the property had a new consumer unit installed as well as being rewired last year.

The rooms are as follows:

ENTRANCE PORCH: Access via replaced upvc double glazed door to front, secondary door giving access to the entrance hall. A good space for shoes and coats etc.

ENTRANCE HALL: A pleasing and spacious first impression with access to the principal rooms, double built-in storage cupboard to side and access to loft space above.

RECEPTION ROOM: Found to the front of the property and flooded by plenty of natural light via large picture window and enjoying outstanding views over the surrounding countryside. Fireplace to side with inset cast iron stove.

KITCHEN: Found to the rear of the property with arch to side connecting to the dining area. The kitchen has been remodelled and offers an excellent range of wall and floor units, marble effect roll top work surfaces, four ring gas hob and fitted double oven, stainless steel sink with drainer and mixer tap. Pantry storage cupboard to side.

DINER: Found to the rear of the property with upvc French doors giving access to the rear gardens. Having formerly been a third bedroom and now with arch opening to kitchen.

UTILITY AREA: With upvc door to rear giving external access, good space of white goods, fitted wc to side with low level wc and hand wash basin. Further access to the garage.

BEDROOM ONE: With window overlooking the rear gardens being a double bedroom.

BEDROOM TWO: Enjoying delightful views to the front over the rural countryside being a double bedroom.

BATHROOM: Being a modern and contemporary suite recently refitted with large walk-in shower, low level wc and hand wash basin over vanity unit. Heated towel rail. Fully tiled.

CONSERVATORY: A upvc double glazed conservatory extension set upon a brick plinth found to the side of the property. French doors giving access onto the rear gardens.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8296



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.

