

*An exceptionally well presented and spacious detached three bedroom bungalow in the heart of the popular village of Bedfield, near Framlingham.*

Guide Price  
£440,000 Freehold  
Ref: P7387/B

Park Chase  
Long Green  
Bedfield  
Woodbridge  
Suffolk IP13 7JE



Entrance hall, large open plan living/kitchen dining room, utility room, principal bedroom with ensuite shower, two further bedrooms and family bathroom.

Single garage, offroad parking for several vehicles and enclosed garden to rear.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Park Chase is located in the rural village of Bedfield. The village benefits from a well regarded primary school, which forms part of the St Edmundsbury & Ipswich Diocesan Trust. There is also a playing field with cricket pitch. Further facilities can be found in the historic market town of Framlingham, which lies approximately 4 miles to the south-east. Here there are schools in both the state and private sectors. There are also a number of excellent pubs and restaurants, as well as other shops and businesses. The large village of Debenham lies approximately 4½ miles to the south-west and offers further facilities including a medical practice, small Co-op supermarket and one of the most highly regarded high schools in East Anglia. The county town of Ipswich lies about 17 miles to the south. From here there are direct rail services to London's Liverpool Street station, which take just over the hour. Bedfield also has a community bus which goes to Framlingham, Stowmarket, Diss, Bury St Edmunds and Norwich. Suffolk's Heritage Coast is about 20 miles to the east, with links to Aldeburgh, Southwold and Orford.

## Description

Park Chase is a modern exceptionally well presented spacious three bedroom detached bungalow. Completed in 2021 and being sold with the remainder of a six year warranty provided at this time. The property is constructed of block and brick build with partially brick and partially hardy board cladded elevations under a pitch tiled roof.

The accommodation is spacious light and well laid out and comprises of front door leading to entrance hall with ceramic tiled floors which provides a great vista of the garden and the open farmland beyond with double doors that lead from here into the open plan living kitchen dining room. With ceramic tiled floors throughout, the kitchen has the benefit of a good range of matching wall and base units with cupboards and pan drawers under quartz worktops. There is a four ring induction hob with high level oven to side and integrated dishwasher and sink unit, all of which are Neff appliances. The sitting area has wonderful views of the garden and farm land beyond via byfold doors and also benefits from a recently installed woodburning stove. From the kitchen there is a door to the utility room with space and plumbing for washing machine and appliances, the sink unit and a range of cupboards. Door to garden. From the entrance hall there are doors that lead to the master bedroom with ensuite shower facilities. Bedroom two is a further double bedroom and Bedroom three is a further single bedroom currently used as a Hobby room. All of which share the family bathroom which comprises of double shower tray, panel bath vanity units with cupboards under and closed coupled WC.

Outside the property is approached from the front via a driveway that is shared with the neighbouring property providing offroad parking for several vehicles and leading to the integral single garage to side which has an up and over door, power and light and a personel door to the garden. The garage is attached to the Bungalow and is integral to the same roof (measuring 3.4m x 7.7m). There is a cupboard storm porch to the front of the property with landscaped gardens either side. There is a gated access to the side of the property leading to the immaculate rear garden which is predominantly laid to lawn with designated seating areas and paved terrace with established flower and shrub borders enclosed by some panel fencing and post and rail.





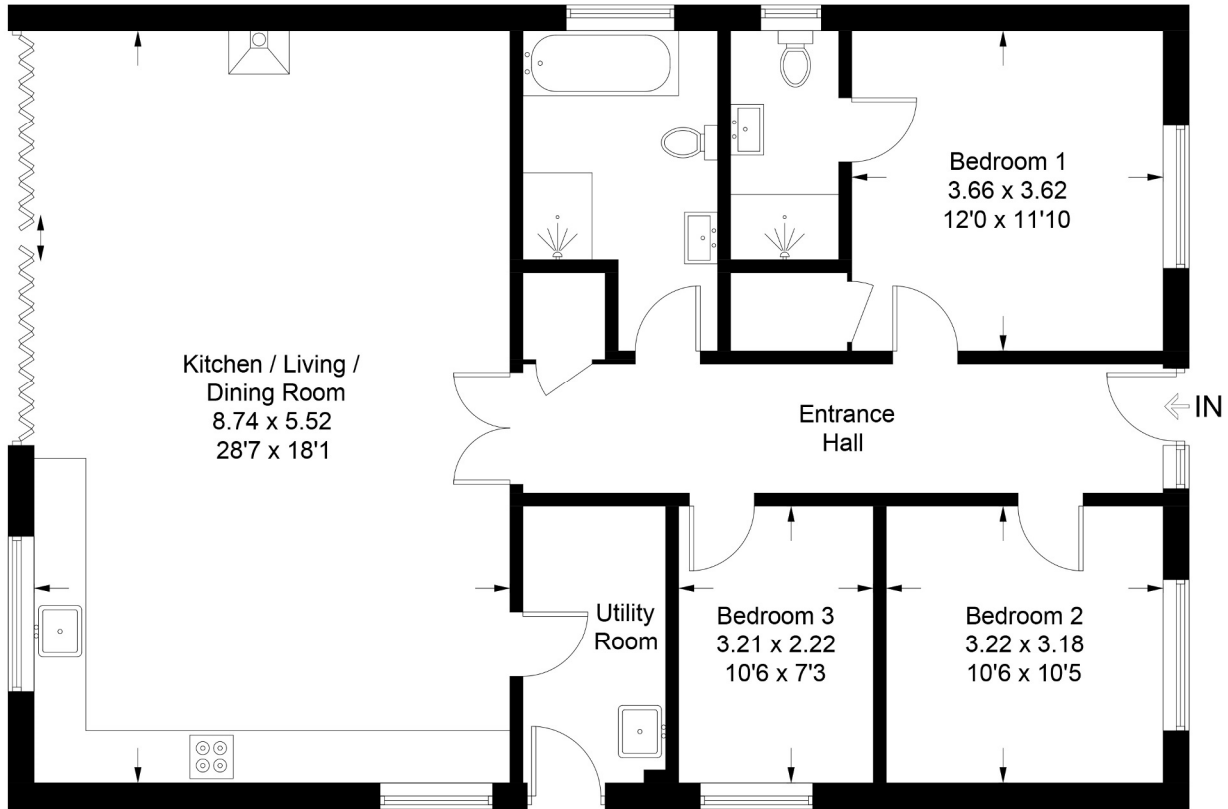






# Park Chase, Bedfield

Approximate Gross Internal Area = 110.21 sq m / 1186.27 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, electricity and underfloor heating throughout via air source heat pump.

**Broadband** To check the broadband coverage available in the area go to –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area go to –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC Rating** B (copy available from the agents via email)

**Council Tax** Band D; £2,054.19 payable per annum 2024/2025

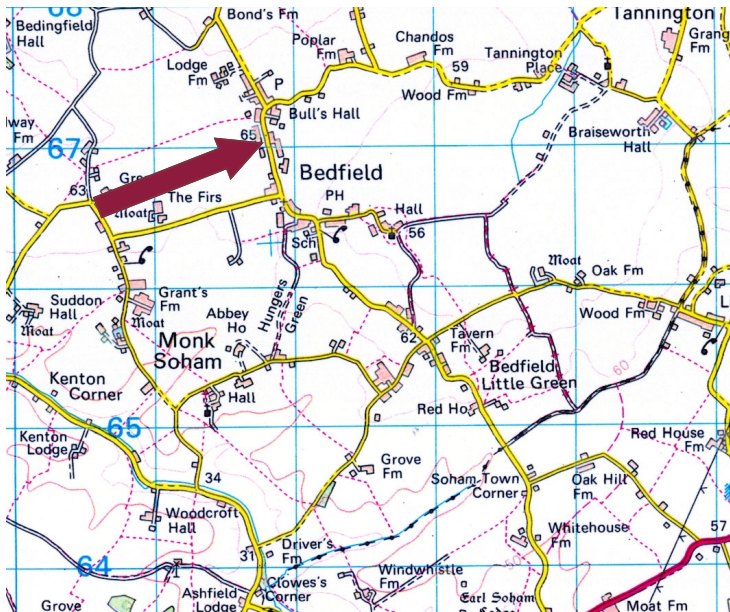
**Local Authority** Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;  
Tel: 0300 1234000

## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

**June 2024**



## Directions

Heading from Framlingham proceed to Saxted Green on the B1119 and turn left onto the A1120.

Take the first right towards Bedfield.

Continue to the end of the road and turn right. Proceed into the village of Bedfield passing the primary school on the left hand side. Head through the village and Park Chase can be found a short way down on the left hand side identified by Clarke and Simpson for sale board.

What3Words app: /// masses. afflicted.stealing



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