



GREENFIELDS

RUMBURGH, HALESWORTH, IP19 0JU



This three bedroom detached bungalow with ample off-road parking, garage and cart-lodge is set within a half-acre plot with a bar/games room to the rear. This house is really one to view!

Upon entering the property, you are welcomed into the main entrance hallway, providing access to all principal rooms. To your right is the sitting room, a bright and cosy space enjoying views over the front driveway. This inviting room benefits from a fireplace as its main focal point, creating a warm and relaxing atmosphere, while double doors open out onto the front patio area. Moving through the home, you are welcomed into the spacious kitchen/dining room, perfectly designed for modern family living and entertaining. Offering an excellent range of wall and base units, ample worktop space, integrated appliances and a breakfast bar, this room is ideal for hosting friends and family. Double doors lead directly onto the rear patio, allowing the indoor and outdoor spaces to blend seamlessly.

The property further benefits from three well-proportioned double bedrooms. Bedroom one is a generous principal room with the added luxury of an en-suite, fitted with a bath, WC, and basin. Bedroom two is another spacious double room with pleasant views over the front aspect, while bedroom three is also a comfortable double room overlooking the side garden. Completing the accommodation is the family bathroom, fitted with a walk-in shower, WC, and basin. Outside, to the front of the property, a shingled driveway provides ample off-road parking, along with the added convenience of a double cart-lodge and garage.

To the rear, the garden is mainly laid to lawn and complemented by a wildlife pond and patio seating area, perfect for outdoor dining and relaxing. There is also a separate bar area, creating an excellent entertaining space for gatherings with family and friends.



SERVICES - Mains water and electricity are connected. Heating is provided for by way of oil-fired central heating, through radiators. Sewage is via a private treatment plant. (Durrants has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order).

TENURE - Freehold

LOCAL AUTHORITY - East Suffolk Council – Tax band C

EPC RATING – E – Since this EPC rating was complete the current owners have installed new windows, doors and LED lighting.

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

VENDORS NOTE– There is planning permission in place for a rear extension of the kitchen along with a first-floor extension.



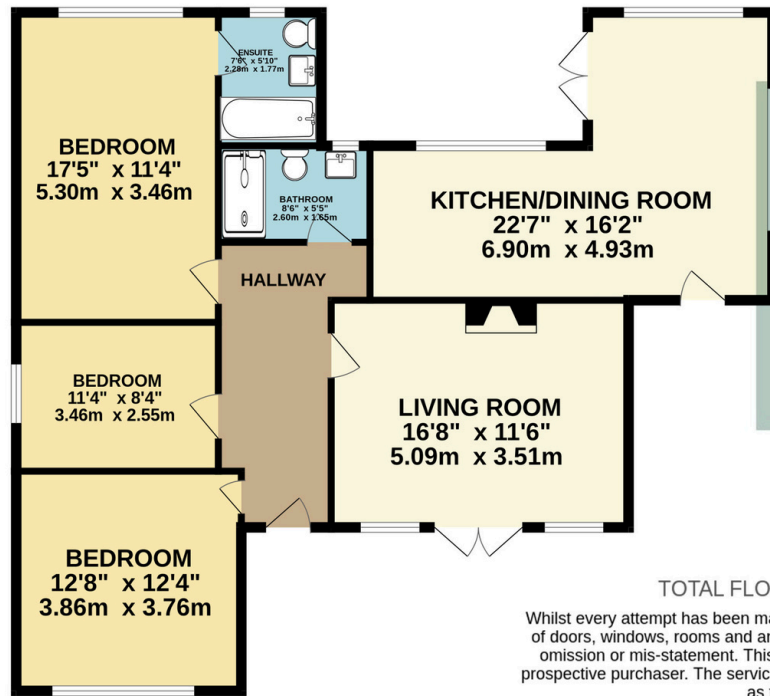




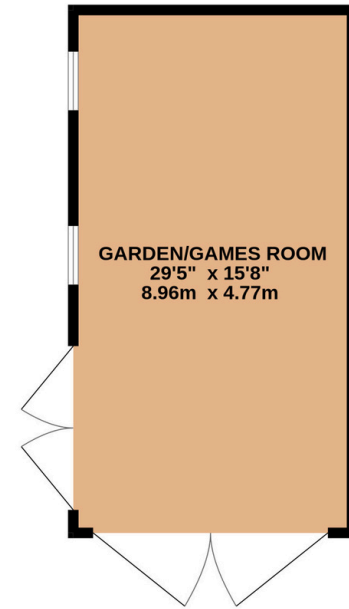
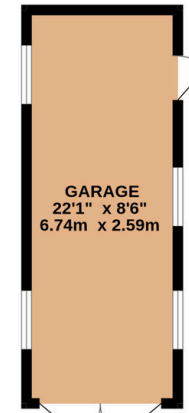


FLOOR PLAN

GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



OUTBUILDING
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2111 sq.ft. (196.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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