



HIGH VIEW

ATHELINGTON ROAD, HORHAM, EYE, IP21 5EH



An established detached three bedroom house backing on to fields offering enormous potential to update and with no forward chain.

The property is a detached 3 bedroom home built in 1978 and for sale for the first time since built. It is in a semi-rural position on the edge of Horham and backing on to fields. The property now offers enormous potential to update and modernise creating an exciting opportunity to personalise. The accommodation is both spacious and versatile.

The front door opens to the entrance hall. There is a spacious double aspect sitting room spanning the depth of the property and overlooks the garden. It has a feature fireplace. The kitchen/ breakfast room is at the rear of the property, also overlooking the garden and fitted with a range of original 1970s wall and base units. It connects with a useful utility/boot room which in turn opens to the car port plus a cloakroom. The kitchen has a door back to the hall, creating an excellent flow. On the first floor is a large landing giving access to three good-sized bedrooms, one with ensuite shower room (no w.c.). The rear bedrooms benefit from field views. There is also a family bathroom.

The property benefits from an

integral garage with a door to the utility room. There is a driveway to the front for additional parking and a lawned front garden. The rear garden is laid principally to lawn with an area to one side previously used to grow vegetables. In one corner is a garden shed.

LOCATION

Horham is a popular North Suffolk village centred around St Mary's Church and War Memorial. The B1117 runs through the village running from Eye to Stradbroke. The village is located between the Market Towns of Harleston (12Km), Eye (7Km) and Framlingham (10Km). Horham retains a rural feel with a popular shop, Community Centre, Social Club and recreation ground. Diss some 15Km to the west is on the London to Norwich railway line.

SERVICES

Oil fired central heating. Mains electricity, water and drainage are connected (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).





FLOOR PLAN

LOCAL AUTHORITY
Mid Suffolk District Council
Council Tax Band E

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

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 us if you would like to discuss.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1440 sq.ft. (133.7 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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