



ALMONDLEE

THE STREET BRAMFIELD, HALESWORTH, IP19 9HT



Almondlee is a detached, three bedroom home situated in the popular village of Bramfield. It is set within a generous size plot and provides an excellent opportunity to modernise and make your own!

Approached via the front garden, the property is entered through a useful porch, which leads into the central entrance hallway. From here, the ground floor provides a versatile arrangement of accommodation with plenty of scope for modernisation and reconfiguration to suit individual requirements. The generous living room benefits from dual aspect views and provides a comfortable reception space. Continuing through the hallway is the dining room, offering a separate formal dining area and providing excellent flexibility for modern family living. The kitchen overlooks the front aspect of the property and is accompanied by a substantial utility room that provides access to the rear garden. A separate WC is also located off the utility area. Completing the ground floor is a further reception room, which could lend itself to a variety of uses such as a snug, playroom, home office, hobbies room or additional sitting room. Stairs rise from the hallway to the first-floor landing, which provides access to three bedrooms and the family bathroom. The main bedroom is a large double room with built in wardrobe space whilst bedroom two is a smaller double and bedroom three is a single room. The family bathroom is fitted with a bath, wash hand basin and WC and, like the remainder of the property, would benefit from modernisation. Outside, Almondlee occupies a generous plot with gardens to both the front and rear, together with ample off-road parking. A substantial double garage provides excellent storage and parking facilities, while the additional outbuildings offer further useful space for storage, workshops, hobbies or a variety of other potential uses, subject to any necessary consents.

Tenure - Freehold - Vacant possession of the freehold will be given upon completion.

SERVICES - The property benefits from mains water, drainage, and electricity. Heating is provided by way of electric storage heaters. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk – C

EPC – TBC

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



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## FLOOR PLAN



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## IMPORTANT NOTICE

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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