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£375,000
Offers In Excess Of







Bonsey Gardens

Suffolk, NR34 7LU

- Ideal detached bungalow
- Three double bedrooms
- Sought after Wrentham location
- Ample off road parking
- Master bedroom with en-suite
- Close to local amenities
- Ideal for public transport links
- Full ownership solar panels
- Cast iron log burner
- Quiet cul de sac location

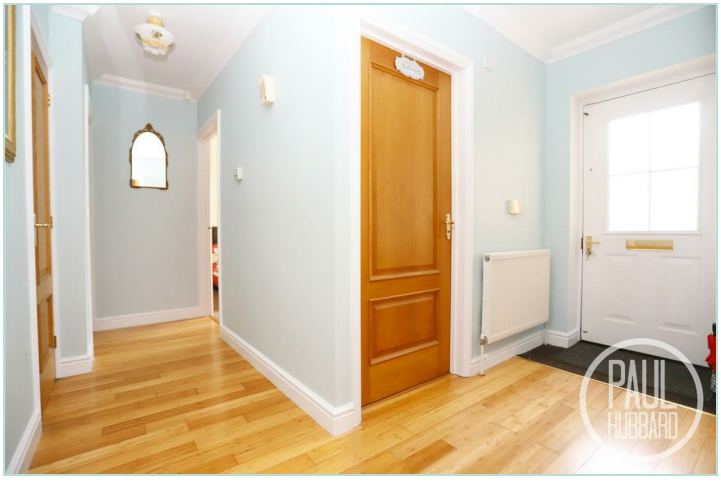
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Location

Wrentham is a short drive from Southwold and an easy walk from the unique and breath taking beach of covehithe, which forms part of the Benacre National Nature Reserve. The village enjoys a variety of facilities, including two pubs, a village shop, a fine wine store and a cafe and lays on a popular cycling path. There is easy access to the A12, which take you to Ipswich and London, and a bus service to Beccles, Lowestoft and Norwich.

Entrance Hall

Entrance door to front aspect, bamboo flooring, recessed door mat, radiator, doors opening to the airing cupboard, bathroom, sitting room, dining room and bedrooms 1-3.

Bathroom

2.51 x 1.61

UPVC double glazed obscure window to the front aspect, tiled floor & walls, shaving point, extractor fan, spotlights, radiator, vanity unit with inset wash basin & mixer tap, toilet, mains fed rainfall shower with handheld attachment enclosed within a large glass cubicle.

Dining Room

3.77 x 2.93

UPVC double glazed window to the rear aspect, bamboo flooring, radiator and an archway opening leading through to the kitchen.

Kitchen

3.43 x 2.93

UPVC double glazed window to rear aspect, door to side aspect opening into the garden, tile flooring, units above and below, laminate work surfaces, tile splash backs, composite sink with drainer with mixer tap, gas combi boiler, spotlights, extractor hood, integrated oven and grill, 4 ring gas hob and space for dishwasher, washing machine & fridge-freezer.

Sitting Room

5.05 x 3.58

UPVC double glazed window to the side aspect, bamboo flooring, radiator, cast iron log burner, UPVC French doors opening into the garden room.

Garden Room

6.30 max x 3.60 max

Dual aspect UPVC double glazed windows surround with fitted internal blinds, spotlights, tile flooring, x2 radiators, a UPVC double glazed door to the side aspect and UPVC French doors opening into the garden.

Bedroom 1

4.73 max x 3.41 max

UPVC double glazed window to the front aspect, carpet flooring, radiator, space for double bed and a door opening into the en-suite.

Ensuite Shower Room

2.41 x 0.87

UPVC double glazed obscure window to the side aspect, tile flooring & part tile walls, radiator, pedestal wash basin with hot & cold taps, toilet and a mains-fed shower enclosed within a glass cubicle.









Bedroom 2

3.40 x 2.53

UPVC double glazed window to the front aspect, carpet flooring, radiator and space for double bed.

Bedroom 3

3.42 x 2.60 max (into wardrobe)

UPVC double glazed window to the side aspect, carpet flooring, radiator, space for a double bed, loft access hatch and sliding doors opening to a large fitted wardrobe.

Garage

5.8 x 2.8

A brick built garage with up and over door to side aspect, timber door to rear aspect, light and power.

Outside

A brick-built garage featuring an up-and-over door to the side aspect and a timber door to the rear, complete with light and power. To the front of the property, there is off-road parking leading to the garage, alongside brick-weave and patio pathways that guide you to the main entrance. Two timber gates provide access to the rear garden. The frontage also benefits from a decorative lawn area, as well as an additional lawn fitted with reinforced grass grating, offering potential for further off-road parking while maintaining a green, natural appearance.

The rear of the property boasts a patio seating area that opens onto a fully enclosed garden, mainly laid to lawn and complemented by a variety of mature trees, plants, and shrubs. Additional features include a timber summerhouse with power & light and an attached shed, a log store, and a raised feature pond. The garden also benefits from an outdoor tap and is fully enclosed by panel fencing.

Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

Buyer AML - £42 inc VAT

Buyer AML fee: Paul Hubbard Estate Agents charges £42 including VAT per buyer, per transaction (£84 for two buyers). Payment is requested only after an offer has been formally accepted and before the anti-money laundering checks are sent. Full Buyer AML Terms are available on request.


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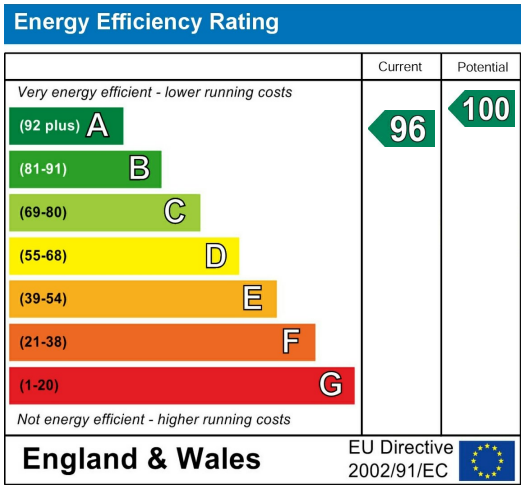


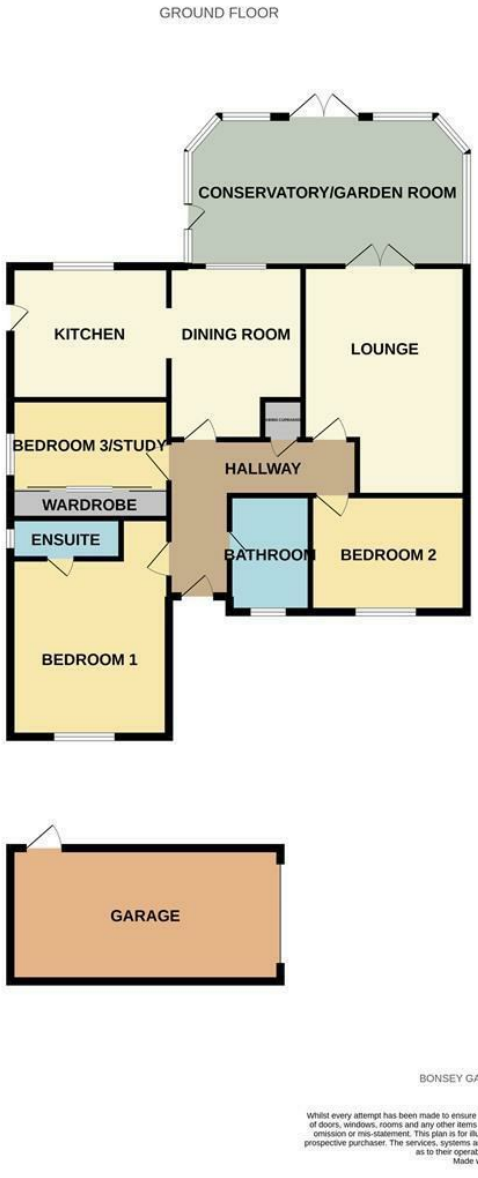






Tenure: Freehold
Council Tax Band: D
EPC Rating: A
Local Authority: East Suffolk Council





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