Flick & Son
Coast and Country







Uggeshall, Suffolk

Guide Price £580,000

- Set within a 0.81 Acre Plot (STMS)
- Open Living/Dining Room with Brick Built Fire Place
- Family Bathroom with Three Piece Suite & Separate W.C
- Four Double Bedrooms
- Untouched Views to the Rear
- Detached Bungalow with Field Views
- Double Garage, Boot Room and Utility Room

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Wangford Road, Uggeshall

Uggeshall is a small rural village in the county of Suffolk, in the east of England. Situated within the district of East Suffolk, it lies a few miles inland from the North Sea coast and is surrounded by gently rolling farmland typical of the Suffolk countryside. The village is located near the market town of Beccles and is within easy reach of Lowestoft, providing access to coastal amenities while retaining a quiet, rural character. Uggeshall is also positioned close to the Suffolk Coastal line including Southwold and Heaths Area of Outstanding Natural Beauty, offering scenic landscapes, wildlife habitats, and walking routes that reflect the area's natural charm.

4 1 3 D

Council Tax Band:





DESCRIPTION

Set within approximately 0.81 acres (STMS), this impressive three-bedroom detached bungalow enjoys breathtaking surrounding field views and offers generous, versatile accommodation both inside and out. Approached via a wrap-around driveway providing ample off-road parking, the property immediately impresses with its sense of space and privacy. A welcoming entrance hall leads into the heart of the home, where a large, bright and spacious open-plan living and dining area creates the perfect setting for both everyday living and entertaining. The adjoining snug, complete with patio doors, opens out to the rear and frames uninterrupted views across the fields, an ideal spot to relax and unwind. The well-equipped kitchen is thoughtfully designed with ample storage and worktop space, complemented by a separate boot room and utility area, offering practicality for modern family life. The bungalow features three well-proportioned double bedrooms, all accessed from the central hallway, along with a family bathroom serving the accommodation. Externally, the property truly comes into its own. Occupying approximately 0.81 acres (STMS), the grounds provide expansive lawned areas, surrounding countryside views, multiple sheds and useful storage, and plenty of space for outdoor entertaining or future landscaping opportunities. A double garage further enhances the property, offering additional parking or workshop potential. Offering space, privacy and picturesque views in abundance, this superb bungalow presents a rare opportunity to enjoy semi-rural living with generous indoor and outdoor accommodation.

LIVING AREAS

The living accommodation within this home is both spacious and thoughtfully arranged, creating a wonderful flow of light and an inviting atmosphere throughout. At the heart of the property lies the generous open-plan living and dining room, an impressive space ideal for both everyday family life and entertaining. The living room area is beautifully bright, benefitting from dual-aspect windows that allow natural light to flood in while framing views of the surrounding grounds. A charming brick open fireplace provides a striking focal point, adding warmth and character to the room and creating a cosy setting during the cooler months. The dining area sits seamlessly alongside, offering ample space for a large table and chairs, perfect for hosting family gatherings or dinner parties. Patio doors from the dining area open directly onto the rear garden, effortlessly connecting indoor and outdoor living and making al fresco dining a delight during the warmer seasons. Complementing the main living space is the separate snug, a wonderfully positioned retreat overlooking the fields to the rear. With its own patio doors opening out onto the garden, this room enjoys an enviable aspect, perfectly positioned to take in both the sunrise and sunset. Whether used as a peaceful reading room, a secondary sitting room, or aa bedroom the snug offers flexibility while maximising the property's stunning outlook and natural light.

KITCHEN & UTILITY

The kitchen is well-appointed and thoughtfully designed to combine practicality with pleasant outlooks across the surrounding countryside. Fully equipped with a comprehensive range of appliances, it features an induction hob and electric oven, along with ample storage and preparation space to suit modern living. The sink and washing area are perfectly positioned to the rear, allowing you to enjoy uninterrupted field views while going about daily tasks, a small but delightful touch that enhances the sense of rural tranquillity. Accessed via a door from the kitchen, the separate utility room seamlessly combines with a practical boot room area. This versatile space offers additional storage, laundry facilities and room for coats and footwear, helping to keep the main living areas clutter-free. With access to both the front and rear of the property, it provides excellent convenience for everyday amenities, outdoor pursuits or family life, particularly in a countryside setting.

BEDROOMS

The property offers four well-proportioned double bedrooms, each providing comfortable and versatile accommodation. All rooms are fitted with carpets, enhancing the sense of warmth and comfort, and are generously sized to accommodate a range of bedroom furnishings. Large windows in each bedroom allow natural light to pour in, creating bright and airy spaces while also enjoying pleasant outlooks over the surrounding grounds. Whether arranged as principal, guest or additional family bedrooms, all four rooms offer excellent proportions and a light-filled atmosphere, perfectly complementing the home’s spacious feel throughout.

BATHROOM & W.C

The family bathroom is spacious and well-appointed, fitted with a three-piece suite comprising a bath, wash hand basin and WC. Generous in size, the room offers ample space for everyday family use while maintaining a clean and functional layout. Bright and airy in feel, it comfortably serves all three bedrooms and provides an excellent foundation for those who may wish to update or personalise in time. In addition, there is a separate WC located off the utility room, providing added convenience for busy households and guests alike. Perfectly positioned for those coming in from outdoors or making use of the boot room facilities, this additional cloakroom enhances the practicality of the home.

OUTSIDE & GARAGE

Externally, the property occupies an impressive plot of approximately 0.81 acres (STMS), enjoying surrounding field views that enhance the sense of privacy and rural charm. To the front, the home is approached via a generous wrap-around driveway, providing extensive off-road parking for multiple vehicles and easy access to the double garage. The frontage is well set back, offering an attractive first impression

along with practical space for visitors, larger vehicles or those requiring additional parking. The double garage provides excellent storage or workshop potential, with ample room for vehicles and further equipment, perfectly complementing the property's versatile appeal. To the rear, the grounds truly come into their own. Expansive lawned areas stretch out towards the open fields beyond, creating a peaceful backdrop and uninterrupted countryside views. The garden offers an abundance of space for outdoor entertaining, whether hosting summer gatherings, enjoying al fresco dining, or simply relaxing while taking in the surrounding landscape. A selection of sheds and additional storage solutions further enhance the practicality of the outdoor space, catering perfectly to those with hobbies, gardening interests or lifestyle needs that require extra room. Overall, the outside space offers a rare combination of scale, privacy and scenic outlook, making it ideal for those seeking a semi-rural lifestyle with generous grounds to enjoy.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.
Email: beccles@flickandson.co.uk
Tel: 01502 442889 Ref: 21040/JD.

TENURE

Freehold

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise

OUTGOINGS

SERVICES

Septic tank, mains water, mains electricity and heating











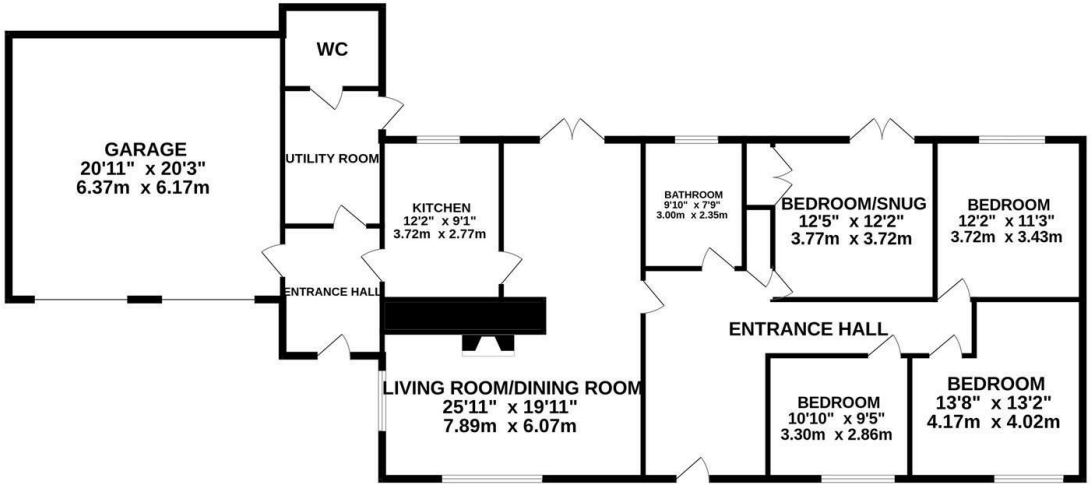






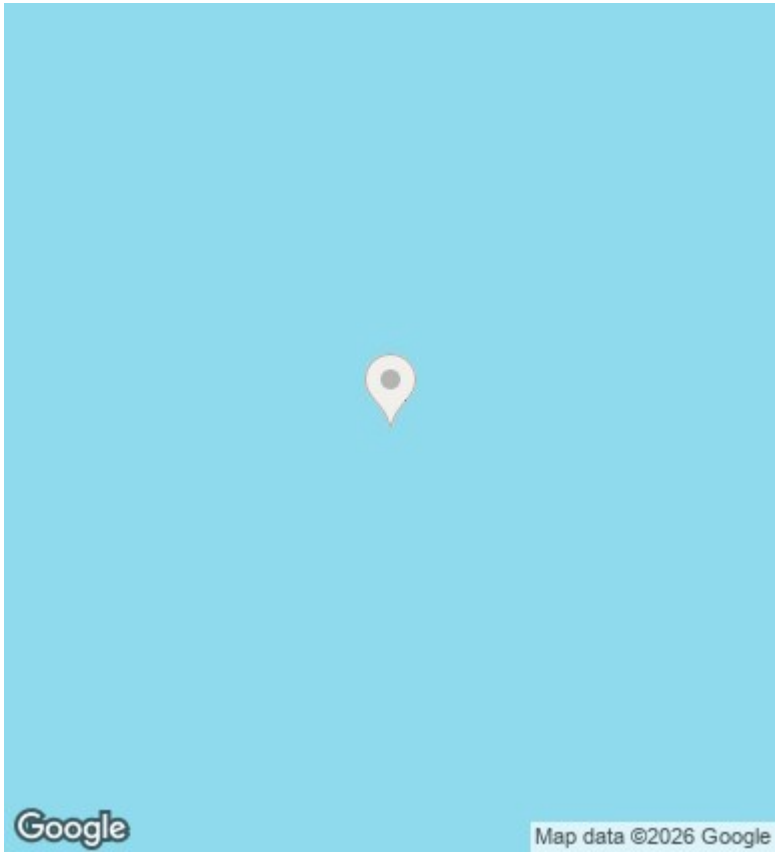


GROUND FLOOR
1977 sq.ft. (183.6 sq.m.) approx.



TOTAL FLOOR AREA : 1977 sq.ft. (183.6 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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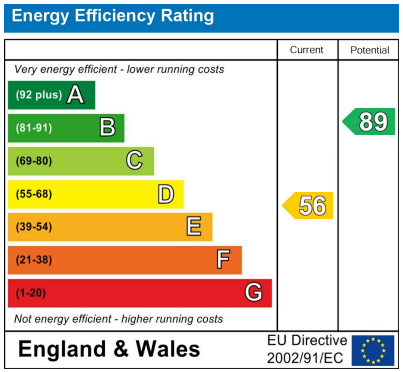


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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