Flick & Son
Coast and Country







Ilketshall St. Margaret, Suffolk

Guide Price £575,000

- £575,000-£625,000 Guide Price
- In and Out Driveway with Detached Garage
- Family Bathroom & Ensuite to Principal Room
- Four Bedroom Detached Bungalow
- Large Living Area Spanning Full Length of Bungalow with Sun Room to Rear
- Desirable Village Location with Access Links to Southwold
- Set on a 0.95 Acre Plot (STMS)
- Kitchen with Rear Garden Views and Dining Room

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www.flickandson.co.uk

High Street, Ilketshall St. Margaret

Located within the peaceful rural village of Ilketshall St Margaret, this property enjoys a tranquil countryside setting surrounded by open fields and scenic Suffolk countryside. The village forms part of the sought-after Ilketshall communities and offers a charming semi-rural lifestyle while still remaining conveniently positioned for access to nearby market towns and coastal locations. The popular town of Bungay and Beccles are within easy reach, providing a range of everyday amenities including shops, cafés, schools and leisure facilities, while the market town of Halesworth also offers further amenities along with rail links to Norwich and surrounding areas. The highly regarded coastal town of Southwold is also within convenient driving distance, renowned for its charming seafront, independent shops, cafés, restaurants and popular beach. The surrounding area is well known for its countryside walks, cycling routes and picturesque villages, making it an ideal location for those seeking a quieter pace of life whilst remaining connected to nearby towns, the Suffolk Heritage Coast and transport links.

4 2 2 D

Council Tax Band: E





DESCRIPTION

Set within an impressive plot of approximately 0.95 acres (STMS), this substantial four-bedroom detached bungalow offers spacious and versatile accommodation, extensive gardens and stunning field views to the rear, making it an ideal home for families and those seeking peaceful countryside surroundings. To the front of the property, an in-and-out wrap-around driveway provides ample off-road parking, access to the double garage and side access leading through to the rear garden. The bungalow is approached via a welcoming porch, which opens through double doors into a spacious entrance hall that serves the main accommodation. Three of the four bedrooms are positioned off the entrance hall, including the generous principal bedroom located to the front of the property, complete with a built-in dressing area and a private ensuite featuring a three-piece suite. The family bathroom is also accessed from the hallway and is fitted with a further three-piece suite. The rear bedroom benefits from sliding doors opening directly onto the garden, flooding the room with natural light and creating a wonderful connection to the outdoor space. At the heart of the is the kitchen and dining area, offering excellent potential to create a sociable and functional family space. The kitchen is fitted with integrated appliances and is complemented by a separate utility room for added convenience. The spacious living room spans the full length of the bungalow and provides a warm and inviting setting, centred around a charming brick fireplace with wood burner. To the rear, a sun room enjoys beautiful views across the gardens and open fields beyond, while the fourth bedroom is positioned off this area, offering flexibility for guests, a home office or additional reception space. Externally, the rear gardens are a standout feature of the property, offering vast outdoor space ideal for families, gardening enthusiasts or those seeking further potential. The grounds include a variety of outbuildings, sheds and greenhouses, providing excellent storage and hobby space. Combining generous accommodation, extensive outdoor grounds and picturesque countryside views, this detached bungalow presents a rare opportunity to acquire a versatile home in a highly desirable setting

LIVING AREAS

The living accommodation within the bungalow has been thoughtfully designed to provide spacious and versatile areas ideal for both everyday family life and entertaining. At the heart of the home is the generous kitchen and dining area, offering an excellent social space with plenty of room for dining and gathering. The kitchen is fitted with integrated appliances and provides ample opportunity for a purchaser to personalise and create their ideal culinary space, while the separate utility room adds further practicality and storage. Extending along the full length of the bungalow, the impressive living room creates a warm and inviting atmosphere, centred around a charming brick-built fireplace with wood burner, perfect for cosy evenings. The size and layout of the room allow for multiple seating areas, making it ideal for both relaxing and entertaining guests. To the rear of the property, the sun room provides a wonderful additional reception space, flooded with natural light and perfectly positioned to take advantage of the stunning views across the extensive rear gardens and open fields beyond. With direct access and a seamless connection to the outdoor space, this room offers a peaceful setting to enjoy throughout the seasons.

KITCHEN/UTILITY/DINING ROOM

The kitchen has been designed to create a practical and sociable hub of the home, seamlessly combining with the dining area to provide an excellent space for both everyday living and entertaining. Fitted with a range of integrated appliances, the kitchen features built-in tower cupboards housing double ovens, a gas ring hob and ample worktop space, ideal for those who enjoy cooking and hosting. Offering both functionality and versatility, the kitchen also provides excellent potential for a purchaser to personalise and make the space their own. The open layout allows for a natural flow through to the dining area, creating an ideal setting for family meals and gatherings. Positioned just off the kitchen, the separate utility room adds further convenience and functionality, providing additional space for laundry appliances, storage and day-to-day household tasks, helping to keep the main kitchen area organised and clutter free.

BEDROOMS

The bungalow offers four well-proportioned bedrooms arranged across the accommodation, providing flexible living for families, guests or those working from home. Three of the bedrooms are accessed directly from the spacious entrance hall, creating a well-balanced and practical layout. The principal bedroom is positioned to the front of the property and benefits from a built-in dressing area along with a private ensuite shower room fitted with a three-piece suite, creating a comfortable and private retreat. The remaining bedrooms are all generously sized and offer versatility to suit a variety of needs. One of the rear bedrooms enjoys sliding doors opening directly onto the rear garden, allowing an abundance of natural light to flood the room while also offering pleasant views and direct access to the outdoor space. The fourth bedroom is positioned off the living area and could equally serve as a guest room, home office or additional reception space depending on individual requirements.

BATHROOMS

The property benefits from both a family bathroom and a private ensuite serving the principal bedroom, offering practical and comfortable facilities for modern family living. The ensuite is fitted with a three-piece suite and is conveniently positioned alongside the principal bedroom and built-in dressing area, creating a well-appointed private retreat. The family bathroom is accessed from the spacious entrance hall and is also fitted with a three-piece suite, serving the remaining bedrooms and guests alike. Both bathrooms are well-positioned within the bungalow's layout, providing convenience and functionality throughout the home.

OUTSIDE

Occupying an impressive plot of approximately 0.95 acres (STMS), the property enjoys extensive outside space perfectly suited for families, gardening enthusiasts and those seeking a peaceful countryside setting. To the front, the bungalow is approached via an in-and-out wrap-around driveway, providing ample off-road parking along with access to the double garage and gated side access leading through to the rear garden. The substantial rear gardens are a standout feature of the property, offering vast lawned areas and an abundance of outdoor space to enjoy throughout the seasons. Backing onto open fields, the gardens provide a wonderful sense of privacy and picturesque rural views, which can also be

appreciated from the sun room and rear-facing accommodation. The grounds further benefit from a variety of outbuildings, sheds and greenhouses, ideal for storage, hobbies, gardening projects or potential workshop use. With generous outdoor space surrounding the bungalow, the property offers excellent versatility and opportunity for those looking to enjoy outdoor living in a tranquil setting.

SERVICES
Mains electricity, LPG gas, sewerage treatment plant, mains water

TENURE
Freehold

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

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
Council Tax Band E









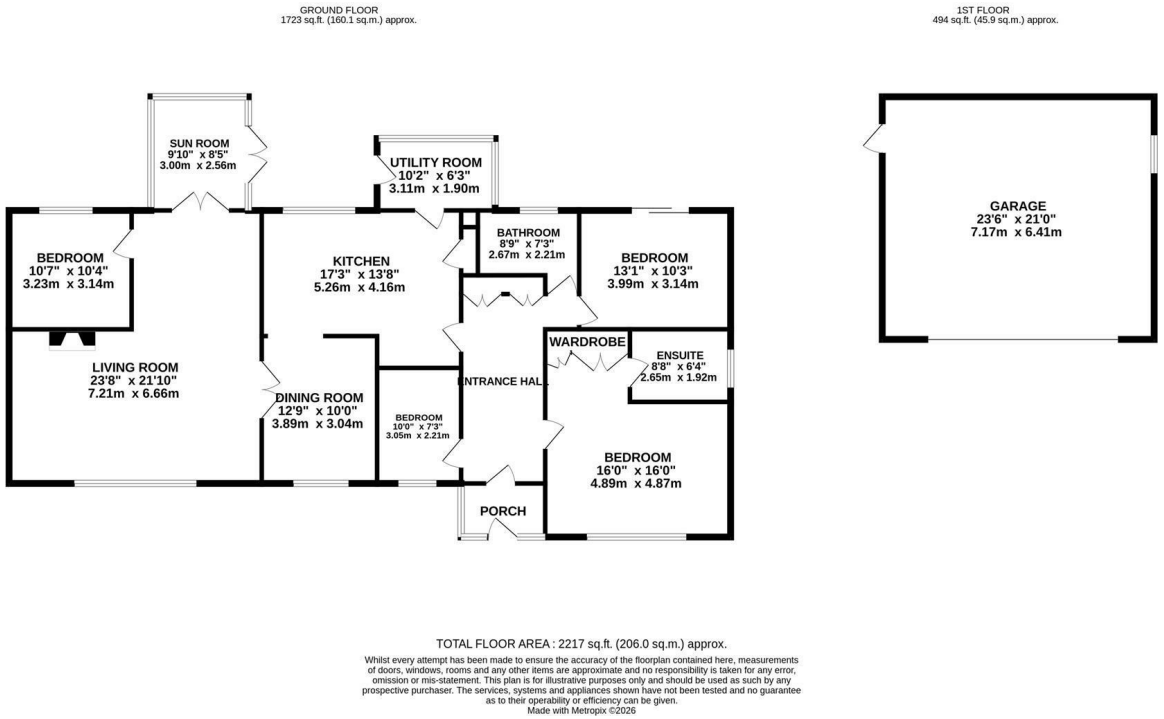












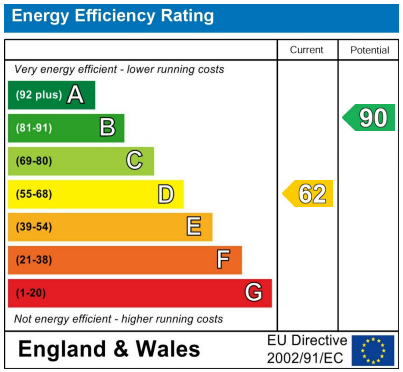


Conveyancing, Surveys & Financial Services

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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