



Bromeswell, Suffolk

Offers In Excess Of £325,000

- No Onward Chain
- Garage & Driveway
- Field Views
- Three Bedrooms & Study
- Kitchen Diner & Utility Room
- Large Garden
- Detached Bungalow
- Bathroom & En Suite
- EPC – F

Summer Lane, Bromeswell

Bromeswell is a delightful village located just two miles from the historic riverside town of Woodbridge. The village enjoys an idyllic setting with woodland, a nature reserve, lakes, and the River Deben nearby, making it a truly picturesque and tranquil place to live. Woodbridge itself provides an excellent range of amenities including a railway station, well-regarded schools, boutique shops, independent restaurants and cafés, a cinema, and a leisure centre with swimming pool.



Council Tax Band: E



DESCRIPTION

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E

SERVICES

Private drainage system in the garden. Oil Central Heating. Mains Water & Electricity.

Property Description

This three-bedroom detached bungalow, nestled within the charming village of Bromeswell, offers versatile living space in a peaceful village setting with open country views. The layout comprises a welcoming lounge, dining area, kitchen, three good-sized bedrooms, family bathroom, and an en-suite to the principal bedroom. Externally, the property boasts a large garden, garage, and driveway.

Entrance Hall

Front entrance door, storage cupboard, and access to two bedrooms, bathroom, lounge & kitchen diner.

Living Room

Light and airy with dual aspect windows to the front and side, radiator, and open access to study.

Kitchen Diner

Rear-facing window, fitted with a range of wall and base units, double oven, sink with mixer tap, tiled splashbacks, space for appliances, storage cupboard, and tiled floor.

Utility Room

Rear window, base cupboards with worktop, space for appliances, tiled floor.

Bedroom One

Windows to the side and rear, radiator.

En-Suite

Comprising shower cubicle, vanity wash basin, WC, heated towel rail, and tiled flooring.

Bedroom Two

Front aspect window, radiator, and two built-in wardrobes.

Bedroom Three

Rear window and radiator.

Family Bathroom

Rear-facing obscure window, bath with shower over, WC, heated towel rail, wash basin, radiator, part tiled walls, and tiled flooring.

Outside

The property sits within a generous plot with large enclosed garden to the front. A shared driveway provides ample parking and access to the garage. The garden wraps around the bungalow, mainly laid to lawn, with far-reaching countryside views. Private drainage system in garden.

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

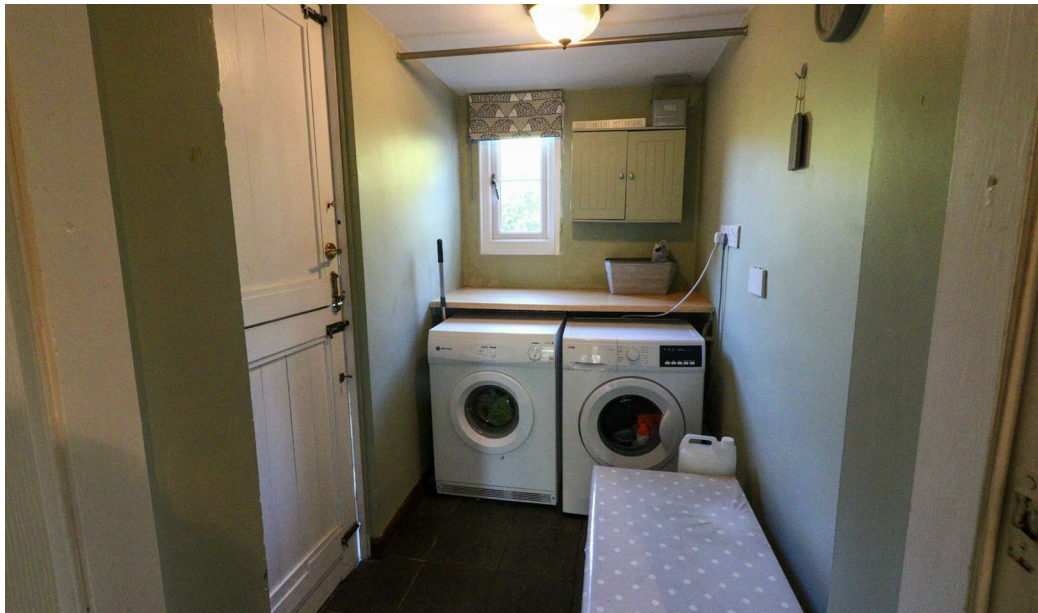
Email: enquiries@flickandson.co.uk

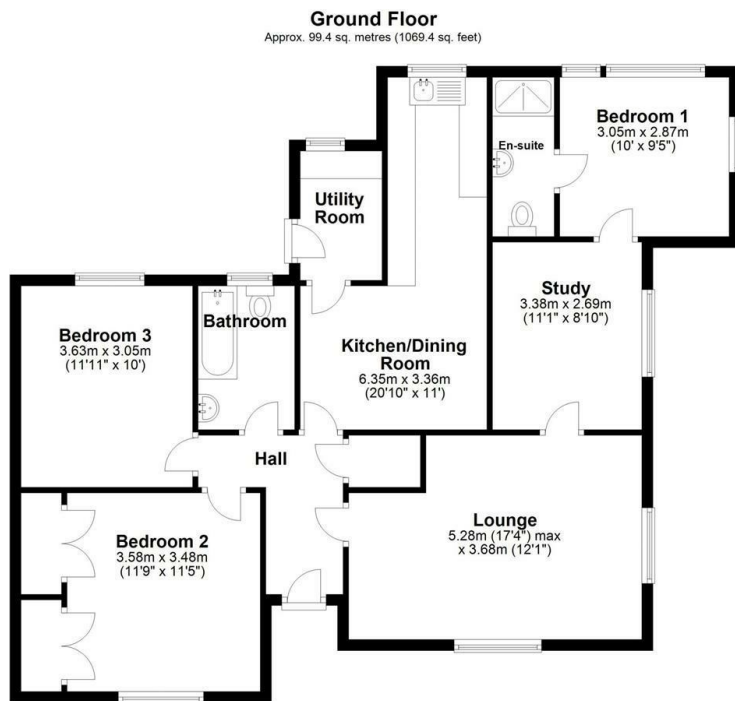
Tel: 01728 633777

FIXTURES AND 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.

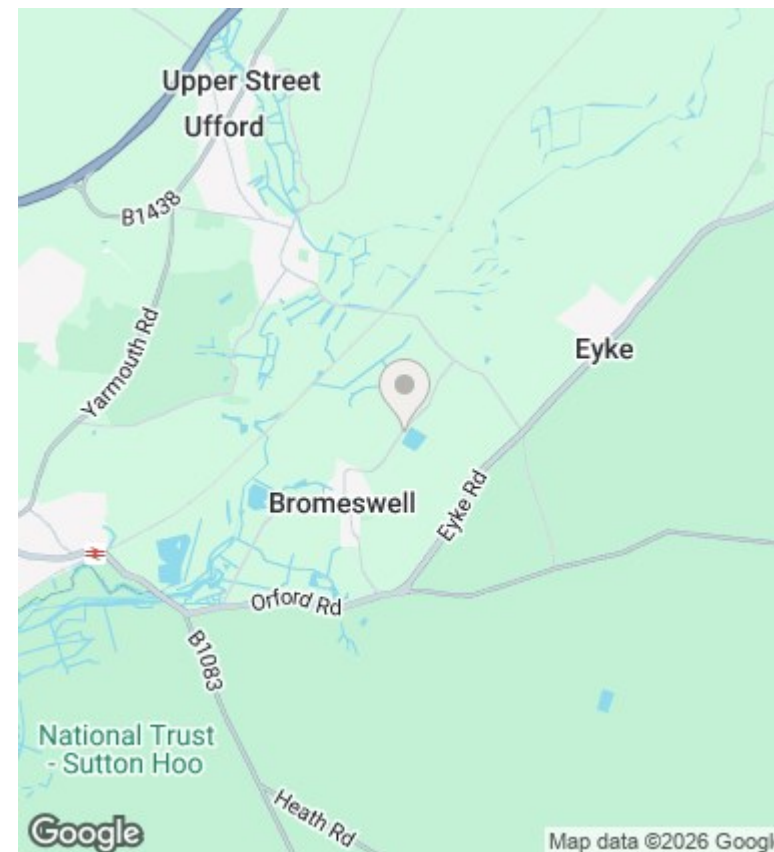






Total area: approx. 99.4 sq. metres (1069.4 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.



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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	78
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

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