



Middleton, Suffolk

Guide Price £475,000

- No Onward Chain
- Secluded Gardens
- Double glazing
- Close village centre
- Re-fitted kitchen
- PV solar panels
- Large conservatory
- Oil central heating
- EPC - C

Mill Street, Middleton

Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house, farm shop. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: D



DESCRIPTION

Standing in an elevated position and set well back from the road this spacious and well planned detached bungalow enjoys a seclude location within its ½ acre of gardens yet within a short walk of the village green and well regarded pub. The accommodation features double glazing, oil fired central heating and solar panels. Approaching the property over a wide driveway, gradual steps rise to the front entrance door opening to a hallway which leads to the sitting room with corner fireplace and wood burning stove. Principal bedroom opens to a balcony with village and countryside view. Adjacent shower room, two further double bedrooms served by a family bathroom. To the rear is a stylish fitted kitchen and a separate dining room, both opening to the large conservatory which opens onto a paved patio and the south facing garden. The gardens are a particular feature, screened by hedgerows with sloping lawns, planted borders and mature trees. At the front the driveway offers ample off road parking and access to the integral garage and store room. Double gates open to one side with a timber garden shed, open store and timber and glazed lean to utility with plumbing for washing machine. A wide paved patio with retaining wall and steps onto the lawn. Further timber garden store with decked area overlooking the garden. The garden continues beyond a picket fence with wild flower garden and pond.

ACCOMMODATION

ENTRANCE HALL

Built in airing cupboard. Loft access.

SITTING ROOM

Windows to front and side. Corner fireplace with wood burning stove.

BEDROOM

Fitted mirror fronted wardrobes. Sliding door open to the balcony.

SHOWER ROOM

Suite comprising tiled shower cubicle, hand basin and W.C. Two windows.

BEDROOM

Window to side.

BEDROOM

Window overlooking rear garden.

BATHROOM

Suite comprising jacuzzi panel bath, mixer tap & shower, hand basin and W.C. Window to side.

KITCHEN

Range of fitted base and wall cupboards, composite work surfaces and upstands, single drainer sink unit, electric cooker point with stainless steel splash back and cooker hood. Microwave, plumbing for dishwasher. Tiled floor. Window and stable door to the conservatory.

DINING ROOM

Window to side. Tiled floor. Patio doors to:

CONSERVATORY

Tiled floor. French doors to conservatory.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D. Details can be obtained from the East Suffolk Council.

VIEWING

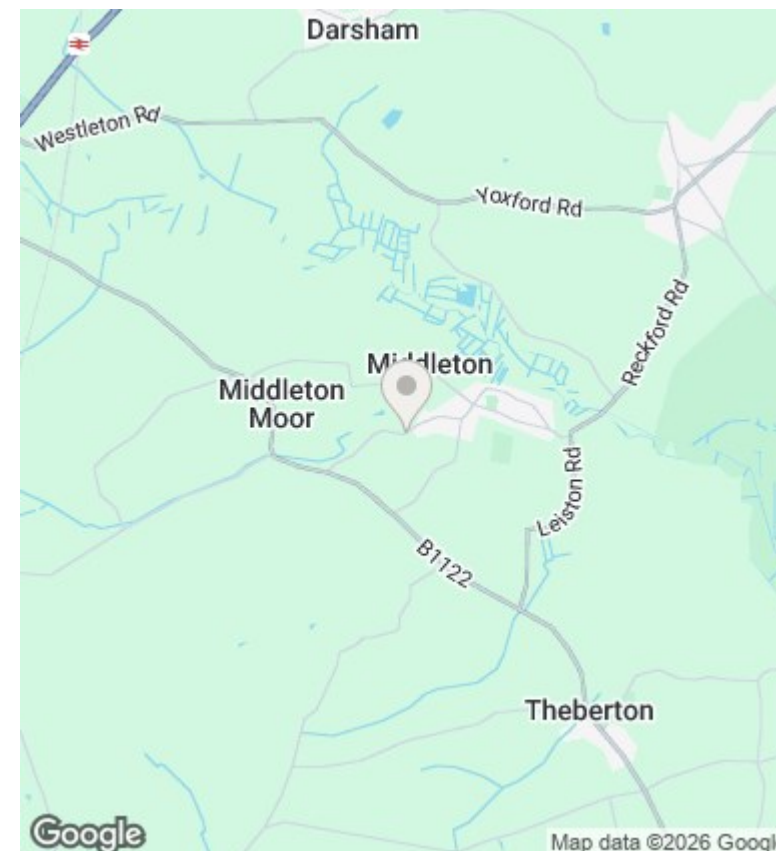
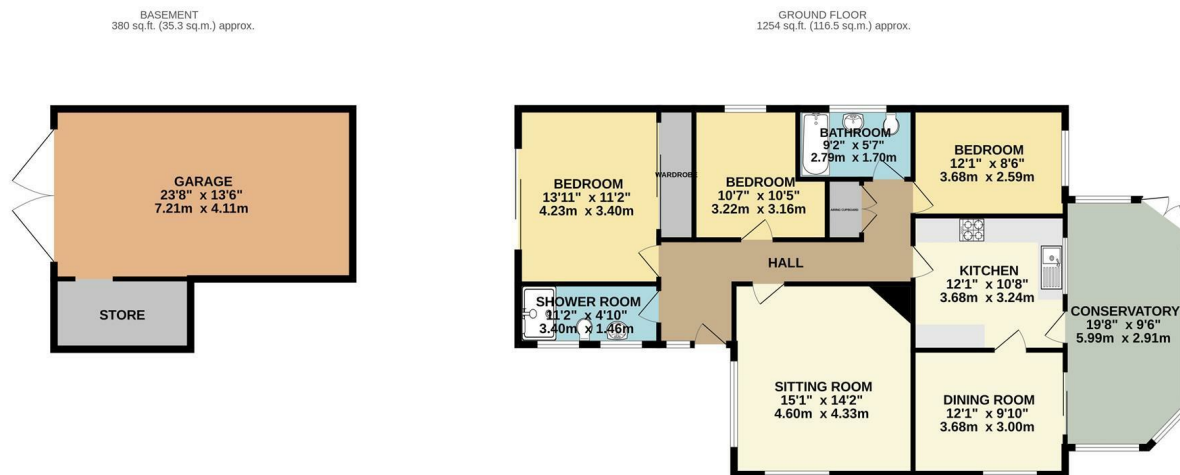
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20306/RDB.

FIXTURES & FITTINGS

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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
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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