



Palmer & Partners



Mill Lane, Benhall, Saxmundham,  
Suffolk, IP17 1HF  
Asking Price £550,000

Palmer & Partners

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- Rare Opportunity
- No Onward Chain
- Exquisite Detached Bungalow
- Three / Four Bedrooms
- Two / Three Reception Rooms
- Open Plan Kitchen/Dining/Garden Room
- Bathroom & En-Suite Wet Room
- Ample Cleverly Designed Storage
- Driveway Providing Off-Road Parking
- Garden Workshop
- Low-Maintenance Wraparound Rear Garden

A rare opportunity has arisen to purchase an exquisite and deceptively spacious three / four bedroom detached bungalow set in the idyllic village of Benhall. The bungalow has been extended creating a sociable living space and due to the multiple windows, glass panels and roof lanterns, allows a huge amount of natural light to flood in. There is cleverly designed storage throughout the bungalow, maximising the space, including a bespoke pantry in the utility room, custom-designed cupboards with shoe drawers in the rear lobby, and a fitted walk-in wardrobe in the master bedroom.

The bungalow occupies an elevated position, and a particular selling feature is the delightfully low-maintenance rear garden with a wonderful courtyard and a detached, fully insulated and weatherboarded workshop which has internal and external power connected, and ample storage, which is ideal for a studio or workspace. The wraparound garden

includes a greenhouse and raised beds ideal for vegetables or cut flowers. To the front is a substantial garden with young apple trees and a driveway providing off-road parking for at least two cars. The bungalow is being sold with no onward chain, comes with gas central heating via a Worcester boiler with a belowground LPG tank in the garden, double-glazing throughout, and would make an ideal family home, with the potential for multi-generational living, or a perfect second home for a quiet coastal escape.

The idyllic village of Benhall is just a short drive from the charming market town of Saxmundham which has a mainline train station to London Liverpool Street station via Ipswich. Amenities in Benhall include a primary school, popular social club and farm shop, whilst Saxmundham provides a large range of amenities including primary school and free school, social club, supermarkets, pubs and restaurants, and art galleries. The beautiful Suffolk Heritage



Coast is within easy access - the coastal town of Aldeburgh is less than 15 minutes' drive and offers a cinema, book shop, various delicatessens stocking local produce, and iconic fish and chip shops.

**Front Porch:** Wood flooring, ceiling inset spotlights, and oak multi-pane glazed door opening through to:

**Living Room:** This spacious reception room has a double-glazed window to the front aspect, bespoke television unit with bookshelves in the recesses to either side of a gas fire, wood flooring, radiator, and ceiling inset spotlights. There are further bespoke bookshelves with storage beneath, an opening into the inner hallway, and door through to:

**Bedroom Two:** Dual aspect with double-glazed windows to the front and side, radiator, wood flooring, and ceiling inset spotlights.

**Inner Hallway:** The substantial hallway has a radiator, wood flooring, ceiling inset spotlights, loft access, and doors to the

kitchen, bedroom three, bathroom, study and master bedroom.

**Bedroom Three:** Double-glazed window to the side aspect, radiator, wood flooring, and ceiling inset spotlights.

**Family Bathroom:** A stylish three-piece suite comprising bath with Mira shower over, separate shower attachment and shower screen, low-level WC and hand wash basin set within a vanity unit with ample storage. The bathroom also has a heated towel rail, tiled walls, ceiling inset spotlights, extractor fan, and a Velux window.

**Study:** Double-glazed window to the side aspect, radiator, wood flooring, ceiling inset spotlights, and built-in desk with multiple shelves surrounding.

**Master Bedroom:** An impressive bedroom with two double-glazed windows to the side aspect, radiator, wood flooring, door to the en-suite, and double doors opening into the garden room. Within the bedroom are a set of double sliding doors opening into the bespoke walk-in wardrobes with lighting,



wood flooring, and a combination of hanging rail, shelving and drawers.

**En-Suite Wet Room:** A stylish refitted three-piece suite comprising large walk-in shower area with partial glass screen, rainfall showerhead and separate body shower, and space-saving vanity unit incorporating a low-level WC and hand wash basin with ample storage beneath. The en-suite has a heated towel rail, tiled walls and flooring, touch sensor mirror, ceiling inset spotlights, double-glazed window to the side aspect, and a Velux window.

**Kitchen / Dining / Garden Room:** The hub of this spectacular family home is the open plan living space which has three distinct areas.

**Kitchen Area:** The stylish kitchen is fitted with a range of eye and base level units with work surfaces incorporating an undermount sink, and has splashbacks, tiled flooring, and ceiling inset spotlights. The Neff oven and full-length fridge are integrated with space for range style cooker; there is a centre island with drawers beneath and a solid oak

work surface. Within the kitchen there is a bespoke open shelving dresser, walk-in boiler room with built-in shelving and wall-mounted Worcester boiler which is powered by the belowground LPG tank, and a walkway through to the utility room.

**Dining Area:** There is a large roof lantern with electrically controlled blinds, ceiling inset spotlights, radiator, and a squared opening through to:

**Garden Room:** An impressive relaxing space from which to enjoy views of the rear garden all year round and very much feels a part of the garden with a set of bi-fold doors opening onto the covered seating area.

There are six floor-to-ceiling glass panels, two roof lanterns both with electrically controlled blinds, ceiling inset spotlights, and a set of double doors into the master bedroom.

**Utility Room:** The large utility has an extensive range of matching eye and base level units with work surface incorporating a double ceramic sink and drainer with glass splashback, space and plumbing for a

washing machine and slimline dishwasher and further appliance space. There is a radiator, ceiling inset spotlights, tiled flooring, double-glazed windows to the rear and side aspects, and at the end of the utility room is a triple bespoke handmade pantry cupboard with built-in shelving and baskets. From the utility room there is an opening through to:

**Rear Lobby:** Double-glazed French doors opening out to the rear garden, Velux window, coconut matting, and three floor-to-ceiling bespoke built-in storage cupboards with shelving, hanging rail and shoe drawers. From the lobby there is an opening through to:

**Fourth Bedroom / Office / Craft Room:** Double-glazed window to the front aspect, radiator, wood flooring, and partially vaulted ceiling with inset spotlights.

**Outside:** The front garden is laid to lawn, stocked with flowerbeds and shrubs, including young apple trees and enclosed by picket fencing. There is gated side access which leads to the rear garden and

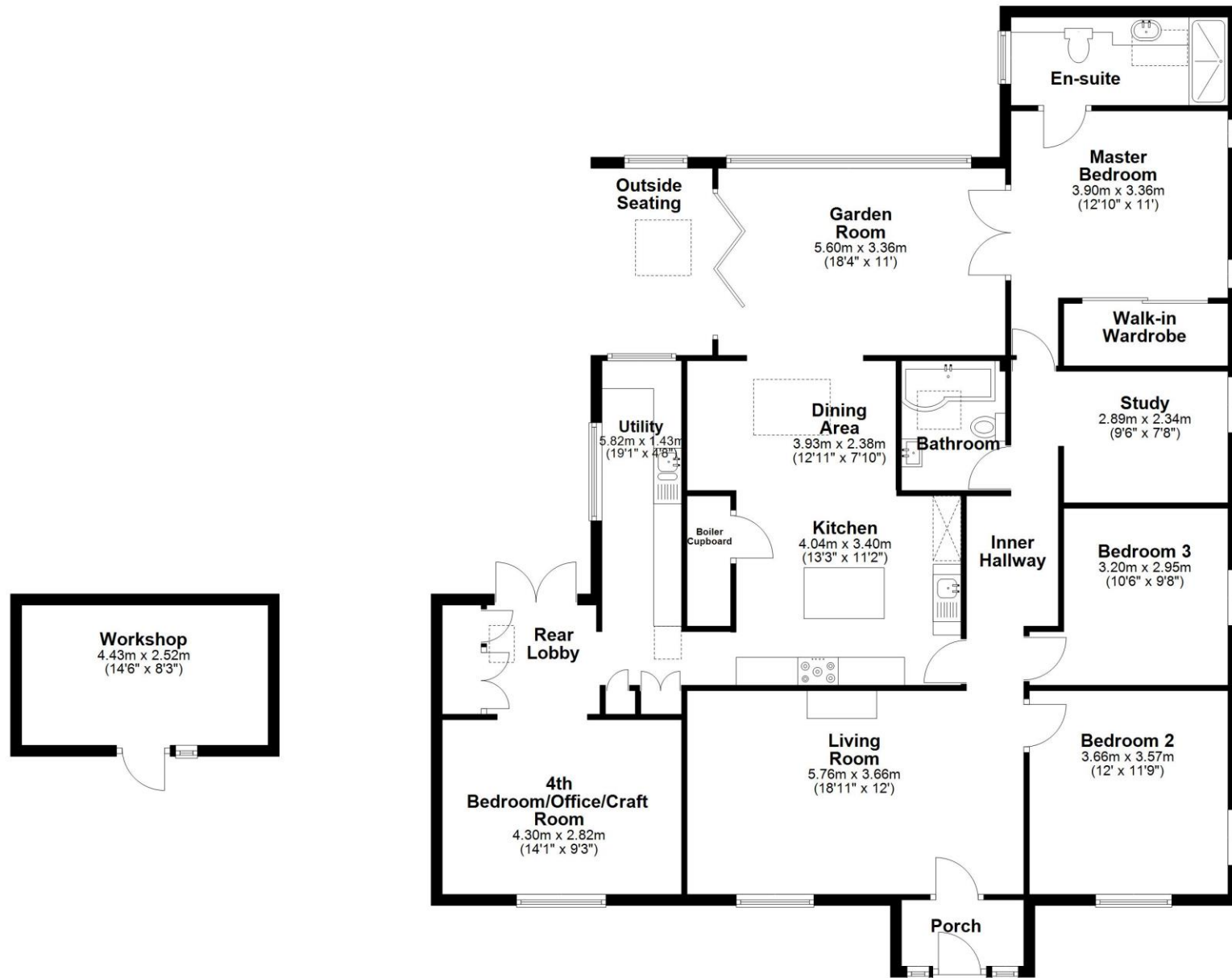
a driveway providing off-road parking for at least two cars. Hardstanding and block-paved steps lead to a double-glazed front door which opens into the entrance lobby.

A particular selling feature of this bungalow is the delightful rear garden which is low-maintenance and predominantly block-paved and wraps around the back of the property. There are raised flowerbeds enclosed by railway sleepers, a greenhouse and three substantial raised vegetable planters, a sizeable shed and further storage, and a decked area with a workshop with double-glazed French doors. Within the garden there is access to the belowground LPG tank and round the back of the bungalow is a pathway flanked by numerous flowerbeds with outside tap.

**Workshop:** 14'6" x 8'3" (4.42m x 2.51m) The workshop has a door from the garden, is fully insulated and weatherboarded, has internal and external power connected, and has ample storage within.

## Ground Floor

Approx. 187.2 sq. metres (2014.6 sq. feet)



Total area: approx. 187.2 sq. metres (2014.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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### Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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