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Low Road, Friston, Suffolk, IP17 1PW
Asking Price £425,000

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- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Open Plan Kitchen/Sitting/Dining Room
- Garden Room Added in 2024
- Bathroom & En-Suite Shower Room
- Rear Garden Approximately 5th of an Acre (STS)
- Off-Road Parking & Garage



This stunning two double bedroom detached bungalow was built in 2018 to an exceptionally high standard and is being sold with no onward chain. The bungalow is situated in the lovely village of Friston and benefits from a beautiful rear garden of approximately one fifth of an acre (subject to survey) which is a particular selling feature, front garden, gravel driveway providing ample off-road parking for several cars, single garage, and is double-glazed throughout.

As agents, we recommend the earliest possible viewing to fully appreciate the size of the plot, location and quality of the accommodation on offer. There is an entrance hall with oak flooring,

impressive open plan sitting room/dining room/ kitchen which has oak flooring throughout a fully integrated kitchen, separate utility room, garden room which was added in 2024, bathroom, and two double bedrooms which both have fitted wardrobes and one of which has an en-suite shower room. Due to the size of the plot, there is the potential to extend (subject to planning permission) and as quite a few properties in Friston are holiday lets, the bungalow could be utilised as a holiday home due to its desirable location but would also make a perfect home to live in.

The village of Friston lies in a beautiful rural location with its very own popular pub "The Old Chequers" together with active village church and village hall. Friston is the perfect base for visiting some of Suffolk's most popular towns and villages such as the charming market town of Saxmundham, the pretty coastal town of Aldeburgh, and the 'must-visit' destination of Snape. The surrounding villages and towns offer plenty of shops, bars, cafes, and cinemas and Friston is within close proximity to the world-famous Bird Sanctuary at Minsmere.

Outside - Front: The garden is laid to lawn with a large gravel driveway

providing off-road parking for several cars, access to the single garage, and a double-glazed front door opening into the entrance hall.

Single Garage: Remote controlled up and over door with power and light connected.

Entrance Hall: Full-height glazed side lights, oak flooring, a radiator, ceiling inset spotlights, and double built-in coat cupboard. Doors provide access to the sitting room, kitchen, utility room, bedrooms and bathroom.

Sitting Room: 12'7" x 11' (3.84m x 3.35m) Double-glazed window to the front aspect, a radiator, oak flooring, ceiling inset spotlights, gas flame-effect cast iron stove, and is open plan through to:



Dining Room: 11' x 9'10" (3.35m x 3m)

Double-glazed French doors opening out to the garden, oak flooring, double doors into the garden room, and is open plan through to:

Kitchen: 9'10" x 9'10" (3m x 3m) Fitted with an extensive range of contemporary eye and base units and drawers, solid wood work surfaces with matching upstands, and one-and-a-half bowl ceramic sink and drainer. All the appliances are integrated and include a fridge freezer, washing machine, double oven and hob with extractor hood over. The kitchen also has oak flooring, ceiling inset spotlights, and a double-glazed window to the rear aspect.

Utility Room: 6'4" x 4'11" (1.93m x 1.5m)

Fitted with a range of contemporary eye and base units, solid wood work surfaces, stainless-steel sink and drainer, and a Logic Ideal boiler.

Garden Room: 12'2" x 12'1" (3.7m x 3.68m) Multiple double-glazed windows, double-glazed bi-folding doors and further single door opening out to the rear garden, glass roof, and a wall-mounted electric heater.

Bedroom One: 13'6" x 11'11" (4.11m x 3.63m) Double-glazed window to the rear aspect, a radiator, ceiling inset spotlights, and a range of fitted wardrobes with hanging rails and shelving set behind mirrored sliding doors. A door leads to:

En-Suite Shower Room: 7'1" x 3'4" (2.16m x 1.02m)

A three-piece suite comprising a walk-in shower cubicle, low-level WC and pedestal hand wash basin with tiled splashback, along with a heated towel rail and double-glazed window to the side aspect.

Bedroom Two: 11'11" x 9'10" (3.63m x 3m)

Double-glazed window to the front aspect, a radiator, and a range of fitted wardrobes with hanging rails and shelving set behind mirrored sliding doors.

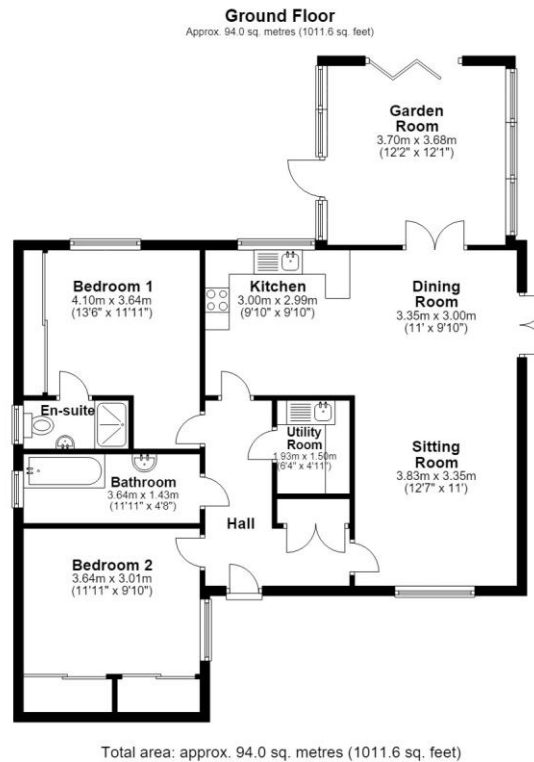
Bathroom: 11'11" x 4'8" (3.63m x 1.42m)

A three-piece suite comprising a bath with shower attachment, low-level WC and pedestal hand wash basin, along with a heated towel rail, tiled splashbacks, tiled flooring, and a

double-glazed window to the side aspect.

Outside - Rear: The good-sized and well-maintained garden is a particular selling feature of this bungalow and is approximately one fifth of an acre (subject to survey). The garden is predominantly laid to lawn with mature shrubs and well-stocked flowerbeds, large paved patio area for entertaining, garden shed, and is fully enclosed by panel fencing.

Agent's Note: This property is subject to probate.



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.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D



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