



The Street, Blythburgh, Halesworth,
Suffolk, IP19 9LS

Guide Price £450,000 to £475,000

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- Substantial Detached House
- Three Double Bedrooms
- Two Reception Rooms & Garage Room
- Refitted Kitchen & Two Shower Rooms
- Detached Double Garage with 8ft Wide Doors
- Ample Off-Road Parking
- Fully Insulated Summerhouse
- Stunning Garden
- Potential to Extend / Develop (STPP)

Situated in the idyllic village of Blythburgh lies this very substantial three-bedroom detached house which is beautifully presented throughout. This much-loved family home was built by current owners 40 years ago and boasts an impressive driveway providing off-road parking for numerous vehicles, detached double garage with two sets of 8ft tall double doors which could be extended / developed to potentially run a business from home (subject to planning permission), garage room which is a great multi-purpose room, and stunning side garden which is just exceptional and has a large summerhouse which is fully insulated.

The village of Blythburgh lies on the River Blyth within an Area of Outstanding Natural Beauty approximately four miles of the popular seaside town of Southwold and five miles of the market town of Halesworth. The village is bisected by the A12 commuter trunk road which provides easy access to the inland and coastal delights of this part of Suffolk. There are plenty of local footpaths for walkers to Walberswick on the coast or inland along the River Blyth to Wenhaston and Halesworth. Blythburgh is steeped in history and their Holy Trinity Church is acclaimed as one of Suffolk's finest mediaeval churches. Within the village is a tidal lagoon, Blythburgh Water, which is visited by many mud-loving birds and offers Walberswick Ferry River Trips.



Front Porch: Quarry tiled floor and double-glazed door through to:

Entrance Hall: Vertical radiator, granite tiled floor, stairs to the first floor, under stairs recess, door to the kitchen, and opening through to:

Sitting Room: 16'1" x 12' (4.9m x 3.66m) Double-glazed window to the front aspect, radiator, solid oak flooring, and working open fire with brick surround.

Kitchen: 12' x 8'4" (3.66m x 2.54m) The stylish refitted kitchen has an extensive range of high gloss eye and base level units including feature curved units and display units, granite work surfaces, butler sink, and water softener to remain. There is an integrated slimline Belling dishwasher, Belling cooker to remain with glass splashback and extractor hood, built-in wine rack, multi-fuel stove, tiled floor,

ceiling inset spotlights, double-glazed window to the rear aspect, door to the rear lobby, and brick archway through to:

Dining Room: 9'11" x 8'4" (3.02m x 2.54m) Double-glazed window to the rear aspect, radiator, parquet flooring, and coved ceiling.

Rear Lobby: Ceiling inset spotlights; doors to the cloakroom, shower room, garage room, and covered lean-to; and access to the loft which is fully boarded, carpeted, and has power and light connected.

Cloakroom: A two-piece suite comprising low-level WC and slimline hand wash basin, tiled splashbacks, tiled floor, and double-glazed opaque window to the rear aspect.

Shower Room: A stylish refitted two-piece suite comprising vanity hand



wash basin with storage beneath, and double-size shower enclosure with Mira shower, aquaboarding and folding shower screen. There is a heated towel rail, ceiling inset spotlights, tiled floor, extractor fan, and wall-mounted touch-sensor mirror with LED lights.

Garage Room: 15'4" x 8'10" (4.67m x 2.7m) Double-glazed window to the side aspect and slate floor. This is a great multi-purpose room which can be used as a guest bedroom, as it is now, hobby / craft room, study, or snug.

Covered Lean-To: Double-glazed doors opening out to the front and rear, door to the garage, and is used as a utility room with plumbing and electrics for a washing machine and further appliances.

First Floor Landing: Double-glazed window to the side aspect, built-in

double cupboard which is shelved, loft access, and doors to the shower room and bedrooms.

Shower Room: A stylish refitted three-piece suite comprising low-level WC, vanity hand wash basin with storage beneath, and double-size shower enclosure with rainfall showerhead. There is a heated towel rail, ceiling inset spotlights, wall-mounted touch-sensor mirror with LED lights, and double-glazed window to the rear aspect.

Bedroom One: 12'2" x 10'10" (3.7m x 3.3m) Double-glazed window to the front aspect and radiator.

Bedroom Two: 12'4" x 9'7" (3.76m x 2.92m) Double-glazed window to the rear aspect and radiator.

Bedroom Three: 10'9" x 9'8" (3.28m x 2.95m) Double-glazed window to the



front aspect, radiator, and over stairs cupboard with hanging rail.

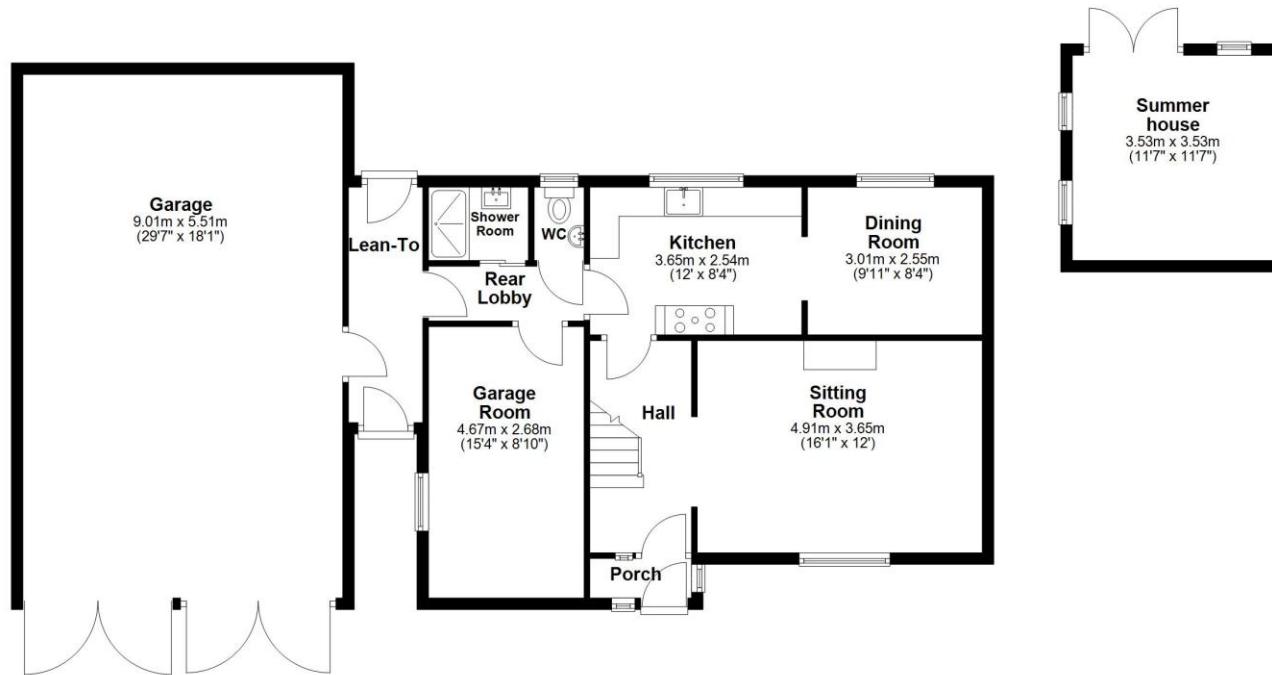
Detached Double Garage: 29'7" x 18'1" (9.02m x 5.5m) Two sets of 8ft wide double doors, multiple power sockets, and lighting. The garage provides multiple opportunities and could be extended / developed to potentially run a business from home (subject to planning permission).

Outside: The low-maintenance frontage has a resin driveway with additional stone and shingle driveway providing ample off-road parking for multiple vehicles, three sets of five-bar gates and two pedestrian gates, raised borders which are barked and laid to stone, access to the garage, and double-glazed front door. The stunning side garden is the owners' pride and joy and has been

meticulously maintained; the garden is extensively laid to lawn and has a fantastic summerhouse (11'7 x 11'7) which is fully insulated with power sockets and TV connection and can be used all year round. Within the garden is a flourishing vegetable garden with raised planters, beautiful tree, patio seating area for alfresco dining, outside power socket, outside tap, outside courtesy lighting, wooden shed and tool shed, and is fully enclosed by panel fencing and mature hedging.

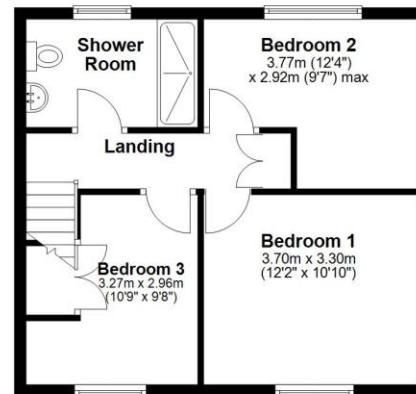
Ground Floor

Approx. 131.7 sq. metres (1417.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 174.1 sq. metres (1873.7 sq. feet)

Tangletin, The Street, Blythburgh

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Attributes

3 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: E



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