

Freeman Avenue, Henley, Suffolk,
IP6 0RZ
Offers in excess of £300,000

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- No Onward Chain
- Village Location
- Cul De Sac
- Link Detached Bungalow
- Three Bedrooms
- Off-Road Parking & Integral Garage
- Large Rear Garden



Situated in the much sought after village of Henley and tucked away at the corner of a cul de sac sits this extended three-bedroom link detached bungalow. Positioned on a good-sized plot the property is offered to market with an integral garage, ample off-road parking to the front and a large corner rear garden which is landscaped and unoverlooked. As agents, we recommend the internal viewing to appreciate the accommodation on offer which comprises a good sized entrance hall, kitchen, extended lounge/diner, conservatory, inner lobby, utility room, integral garage with an electric door, three bedrooms (the third is currently being used as a study), a separate cloakroom and a separate shower room. The property is offered to market with no onward chain and does require some updating but is in a great location in the heart of the village of Henley.

The popular village of Henley enjoys local amenities including a large community centre, farm shop, church and primary school. Nearby villages include Claydon, Barham, Witnesham, Debenham, Gosbeck and the county town of Ipswich which provides direct rail links to London Liverpool Street station.

EPC Rating TBC

Outside – Front: The driveway provides off-road parking for two to three vehicles. There is a laid to lawn area with shrub borders and a pathway to the front door.
Front Door: Into:
Entrance Hall: Radiator and built-in storage cupboard.
Hall: Radiator and access to the loft.
Kitchen: *11'11" x 9'11" (3.63m x 3.02m)* Two double-glazed windows to the front and side aspect, fitted with a range of eye and base level units and

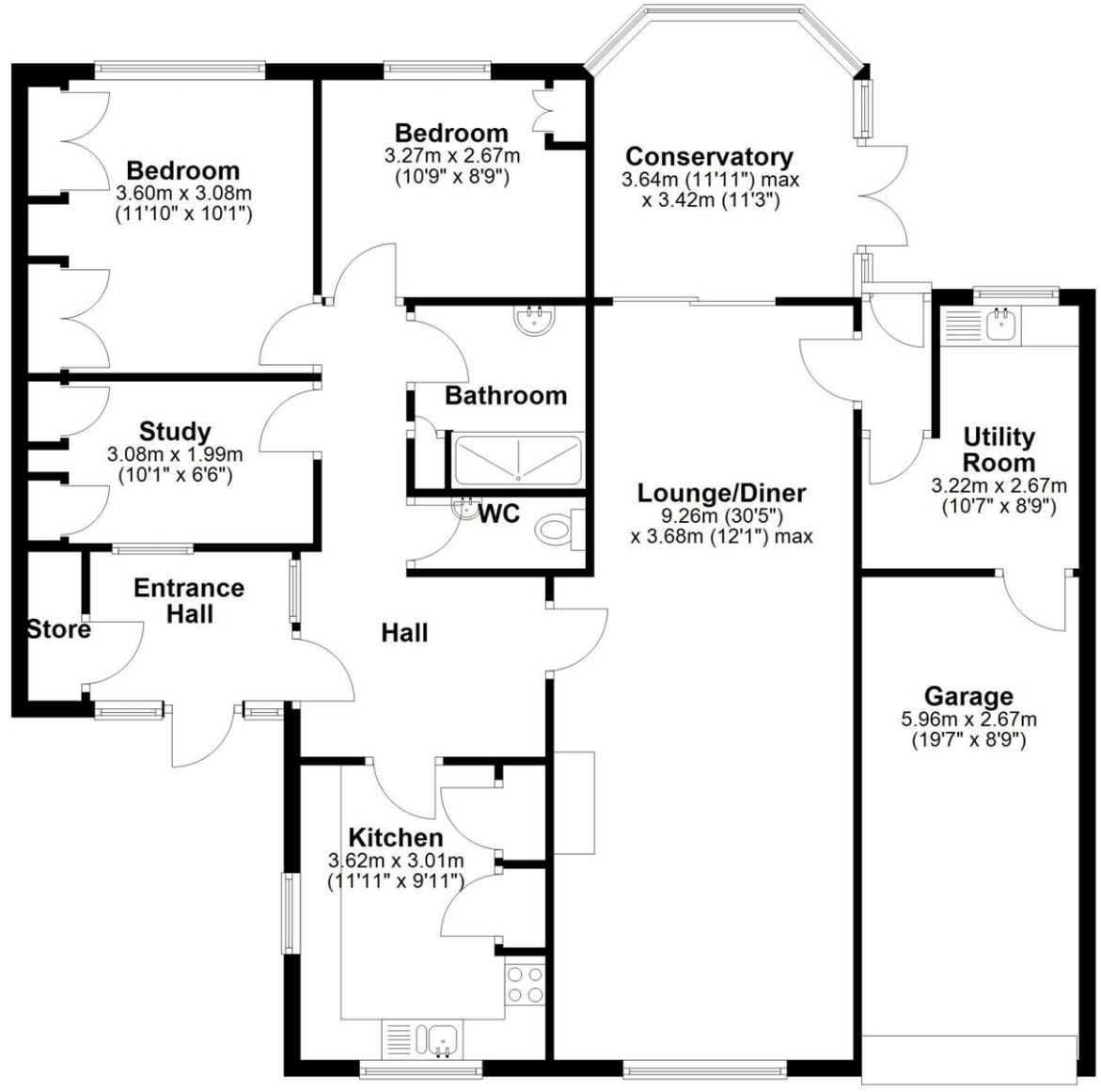




worktops, sink and drainer, integrated electric hob, oven and extractor, built-in cupboard, tiled splashbacks, space for dishwasher and space for an undercounter fridge.
Lounge/Diner: *30'5" x 12'1" (9.27m x 3.68m)* Double-glazed window to the front aspect, three radiators, feature fireplace and patio door through to:
Conservatory: *11'11" x 11'3" (3.63m x 3.43m)* Wrap around windows and patio doors opening out to the rear garden.
Rear Lobby: Door to the rear garden.
Utility: *10'7" x 8'9" (3.23m x 2.67m)* Double-glazed window to the rear aspect, space and plumbing for a washing machine, space for dryer and sink and drainer. Door to:
Integral Garage: *19'7" x 8'9" (5.97m x 2.67m)* Electric up and over door and power and light.
Cloakroom: WC and hand wash basin.
Bathroom: Two-piece suite comprising vanity hand wash basin with storage and shower cubicle, upright radiator, built-in cupboards and tiled walls.
Study: *10'1" x 6'6" (3.07m x 1.98m)* Third bedroom but currently being used as a study, radiator and built-in wardrobes.
Bedroom: *10'9" x 8'9" (3.28m x 2.67m)* Double-glazed window to the rear aspect and radiator.
Bedroom: *11'10" x 10'1" (3.6m x 3.07m)* Double-glazed window to the rear aspect, radiator and built-in wardrobes.
Outside – Rear: The large rear garden is landscaped and very private, it is well stocked with a good-sized patio and laid to lawn area, there are mature trees, hedging, flowerbed and shrub borders. There is a potting shed, separate tool shed and a greenhouse.

Ground Floor

Approx. 139.8 sq. metres (1504.3 sq. feet)



Total area: approx. 139.8 sq. metres (1504.3 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

3 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band: D





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