



Greenlands, Bedfield, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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**A spacious TWO BEDROOM SEMI DETACHED property set in a large garden with field views to the front and cricket club and grounds to the rear **\*\*RENOVATED\*\*** **\*\*PARKING FOR THREE CARS\*\*** **NO ONWARD CHAIN\*\*****

**LOCATION** Bedfield is set in beautiful countryside 5 miles from the towns of Framlingham and Debenham. The village has a Church, Primary School, brand new children's play area, sports field, tennis court and a Community Club. Bedfield has a thriving community which includes local groups and community support. The market town of Framlingham is well known for its twelfth century castle and church, the Market Hill and is surrounded by a range of interesting independent shops and a variety of restaurants..

**Guide Price: £275,000**

- **Entrance Hall**
- **Sitting Room**
- **Kitchen/Dining Room**
- **Rear Lobby With WC**
- **Utility Room**
- **Main Bedroom**
- **Further Double Bedroom**
- **Family Bathroom**
- **Gardens and Parking for Several Vehicles**
- **NO ONWARD CHAIN**



**GREENLANDS – INTERIOR** A storm porch with Entrance Door leads into a spacious Entrance Hall with a window to the side, a large opening under the stairs and a further window to the side with laminate flooring. To the left is the Sitting Room which has laminate flooring and a window overlooking the front garden. The Kitchen/Dining Room is of a very generous nature and has an extensive range of green base units with solid wood worktops over and cream cupboards above. There is space for a dishwasher and under counter fridge, cooker with extractor above (which is included in the sale), butler sink with mixer tap over and window above, French doors lead out to the patio and rear garden. A recess has further cupboards, solid wood worktop over and basket storage beneath. There is laminate flooring which leads through into the rear lobby which has sliding doors to the side garden. A downstairs cloakroom comprises a wc and window to the side. A Utility Room is at the rear of the lobby comprising a wooden worktop with inset stainless-steel sink and drainer with taps over. There is plenty of space for a washing machine, tumble dryer and further appliance. The oil-fired boiler is also housed in the utility room and there is a small window to the side. Upstairs a spacious landing has a window to the side. The Main Bedroom is a generous double and overlooks field views and has a deep recess perfect for a wardrobe. Bedroom 2 is another good double with a built-in mirror fronted wardrobe, shelved airing cupboard with new tank. A window overlooks the rear garden and cricket grounds beyond. The Family Bathroom has a new white suite comprising bath with shower over and folding shower screen to the side, wash hand basin in a vanity unit, close coupled wc and heated towel rail. There is an opaque window over the wash hand basin.



**GREENLANDS - EXTERIOR** To the front of the property is parking for several vehicles and through a hedge opening, which gives total privacy to the whole garden, is a pathway leading to the Storm Porch. There garden is totally laid to lawn at the front, to the side and to the rear. In addition, there is a patio with access from the Kitchen/Dining Room.



**TENURE** The property is freehold and vacant possession will be given upon completion.

**SERVICES** Oil fired central heating, mains drains, water and electricity, fully double glazed

**LOCAL AUTHORITY:** Mid Suffolk      **Tax Band:** B      **EPC:** D      **Postcode:** IP13 7EE

**FIXTURES AND FITTINGS** All Fixtures and Fittings will be included in the sale.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

72.97 m<sup>2</sup>

Reduced headroom

1.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

**Huntingfield Estates**

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