

A three bedroom detached bungalow situated in a pleasant rural position within the Parish of Rumburgh within grounds of over 0.6 acres.

Guide Price
£285,000 Freehold
Ref: P7690/C

East Green
Gavell Street
Rumburgh
Suffolk
IP19 0RS



Hallway, sitting room, kitchen, dining room, three bedrooms, bathroom and cloakroom.

Brick built garage, timber outbuilding with utility room, further brick store, substantial greenhouse and polytunnel.

Gardeners WC.

Grounds of 0.64 acres.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property is situated within the village of Rumburgh in a particularly pleasant rural location. Rumburgh is a small, but thriving village in this very pretty part of North Suffolk with a popular public house, The Buck Inn. Rumburgh is situated just 3 miles from the popular market towns of Halesworth to the Southeast and Bungay to the North, on the Norfolk/Suffolk border. Both towns are well served with shopping facilities, supermarkets and many individual shops, pubs and restaurants, medical centres, swimming pools and schooling. Halesworth also has a railway station with regular services to the main line station at Ipswich and on to London's Liverpool Street Station. The Heritage Coast is within easy reach including Southwold, Walberswick, Aldeburgh and the RSPB at Minsmere. Beccles, which is just 9 miles away, has further facilities and is the gateway to the Norfolk Broads. The cathedral city of Norwich and county town of Ipswich are both within a 30 mile radius.

Description

East Green is a prefabricated bungalow of steel frame/concrete asbestos sheet construction (Arcon), with a brick skin under a tiled roof. Whilst the property is very much liveable, interested parties are advised to investigate with their mortgage broker as to whether it is possible to obtain a mortgage.

The dwelling was built in the 1960s and in more recent years, an updated kitchen was added along with UPVC double glazed windows. A front door leads to a hallway which has built-in cupboards and doors to the reception rooms, bedrooms, bathroom and cloakroom. The cloakroom has a WC and the bathroom, a handwash basin, bath and electric heater. The dining room has a brick fireplace and French doors opening up to the rear garden. Adjacent is the sitting room which has a fireplace with back boiler, electric radiator and window to the rear. The kitchen has high and low-level wall units with an integrated double electric oven with a four ring halogen hob above. There is a roll edge worksurface that has a stainless steel sink and drainer. In addition is an integrated fridge. A window overlooks the front of the property. Adjacent to this is a porch with door to the exterior. The three bedrooms can all be used as doubles and two have built-in wardrobes.

The Outside

The property is approached from the road via gates leading into a shingled drive/parking area. This leads to a brick built garage measuring 17' x 12' and also a useful timber store shed measuring 23' x 20' which includes a utility room with space and plumbing for a washing machine and a handwash basin. Also within the grounds is a gardeners cloakroom with WC along with a further brick built modern storage building measuring 24' x 15'. The property also benefits from a large greenhouse, ornamental pond and polytunnel. In all, the grounds extend to 0.64 acres.















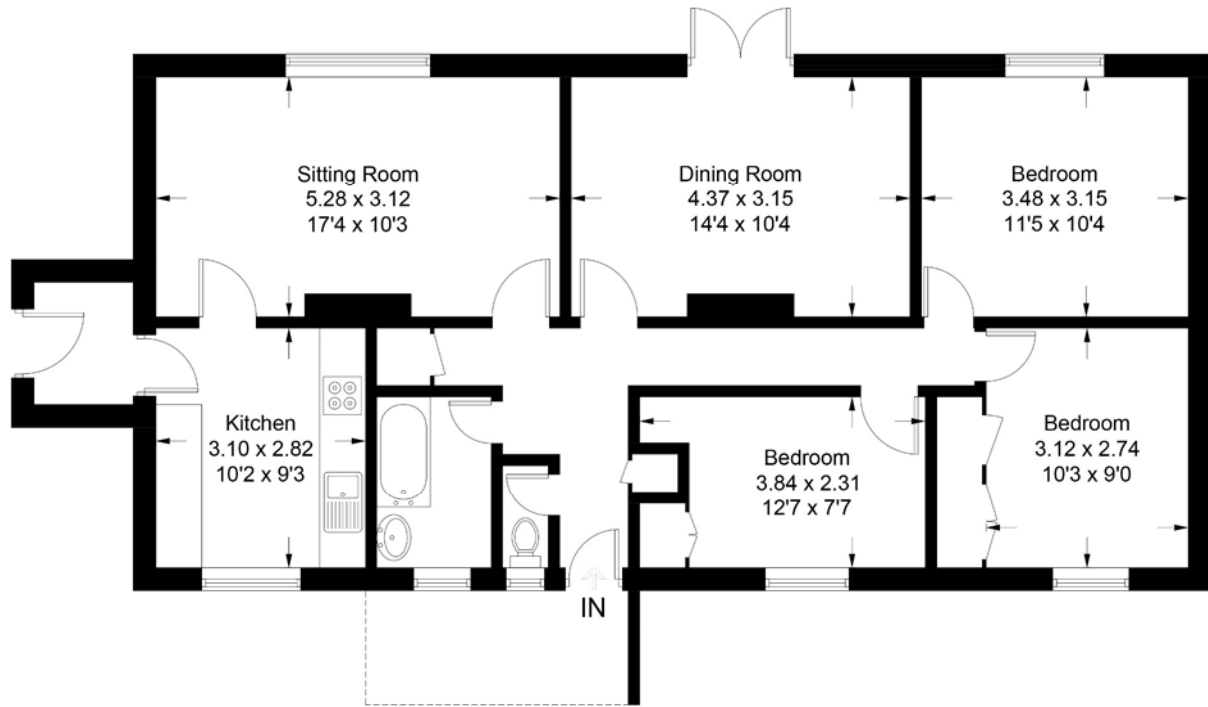


SITE PLAN



East Green, Rumburgh

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern sewage treatment plant. No central heating but some electric heaters along with a fireplace with a back boiler which is understood to heat the hot water tank.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = G (Copy available from the agents upon request).

Council Tax Band B; £1,688.20 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

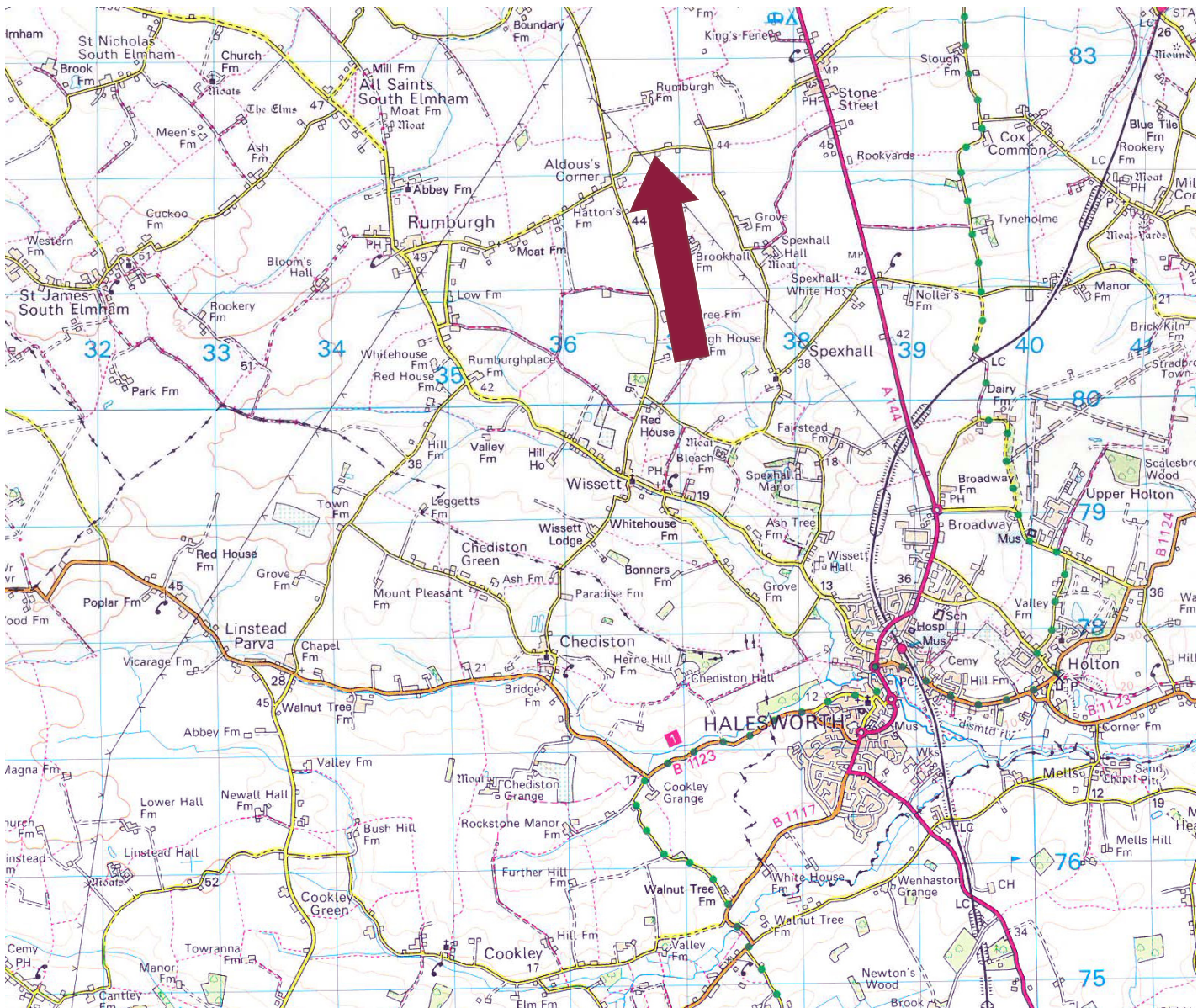
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

August 2025

Directions

From Halesworth head north on the A144. At Stone Street just after the pub, turn left along Grub Lane then bear left and then right where upon East Green will be found on the left hand side.

For those using the What3Words app: /// typical.retraced.spit



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.