



Hockey Hill, Wetheringsett

Harrison Edge
Estate Agents

This individual detached 4 bedroom bungalow sits in a slightly elevated position, nicely back from the road and with open fields directly opposite. A sizeable driveway with garage provides parking for numerous vehicles if required.

- Detached Bungalow
- 4 Bedrooms

- Lounge & Dining Rooms
- Study

- Utility Room
- Garage & parking

Location

Wetheringsett has arguably one of the most attractive village centres in the area and is approached via a network of quiet country lanes tending to be used by little and mostly just local traffic. The leafy setting of the village centre contains a variety of interesting period houses and more recent homes that have been carefully situated within their grounds to maintain the overall enduring feel of the setting. As the village road leads south from the Church Broadoak, Hockey Hill can be found on the left with open fields opposite across which the property enjoys tremendous views. The village is situated to the east of the A140 and perfect for the commuter, the village can be considered as being tucked away yet within easy reach of the principle towns in the area. The village itself has CEV Primary School and is in the catchment of the highly regarded Debenham High School. The active Village Hall brings together the community throughout the year as does the famous Mid Suffolk Light Railway, just along the road from the property. This single track steam enthusiasts railway is well worth a visit during their season and includes a Tea Room. Thorndon, approximately 2 miles to the north, has pub, community stores and Primary School with the historic and well served small market town of Eye being a further 2 miles north and Mendlesham likewise, to the west. Mainline rail stations can be found at Stowmarket (approx 8 miles) and Diss (approx 10 miles) each on the London Liverpool Street line.

Description

Broadoak sits nicely back from the road in a slightly elevated position behind a hedged front garden of lawn and gravel driveway. Considerably improved by the current owners both

externally and internally, the bungalow now benefits from recently replaced PVCu windows along with fascia which also include soffitt lighting and external lanterns. Internally, the previously extended original bungalow now provides four bedrooms along with en suite and family bath/shower facilities plus two reception rooms, study and utility room. The dining room is particularly well positioned with the kitchen to form a kitchen dining space when the glazed double doors are swung back. Given the setting and elevated position, the kitchen being at the front enjoys a great view across the garden to the farmland view beyond and tremendous sunsets given it faces West. Outside the gardens are well maintained and to the side, set back is a detached garage.

Recessed Entrance Porch: With part glazed entrance door with glazed side panel opening to the...

Entrance Hall: A welcoming initial space leading through to the Inner Hall beyond via glazed double doors. Double radiator with thermostatic radiator valve. BT Master Socket.

Inner Hall: With skylight above and being L'shape in design, leading around to three of the four bedrooms plus bathroom and separate cloakroom. Access to loft space. Single radiator. A door leads through to the...

Dining Room: 13'2" x 9'6" (4.01m x 2.9m)

Combining well with the Kitchen via glazed double doors which open back to create an almost single space Kitchen Diner. Single radiator with thermostatic valve. A door leads through to the Lounge.

Lounge: 16' x 11'11" (4.88m x 3.63m)

With brick chimneybreast set to one corner with fireplace and kerbed quarry tiled hearth and solid fuel burning stove in situ. French windows lead out to the garden at the rear and provide natural light in addition to the PVCu double glazed window. Two double radiators with thermostatic valve.

Kitchen: 12'2" x 11'1" (3.7m x 3.38m)

Fitted around three sides culminating in a peninsular breakfast bar. Worktop extends above cupboard and drawer storage units along with plumbing for dishwasher and Hotpoint double oven with four ring hob and extractor hood above. Single drainer sink unit with drainer bowl and mixer tap facing the front garden beyond which lie the open fields and a great view to the West. Built-in fridge. Wall mounted cupboards and cabinets to match complete with cornice and pelmet detail and shelved corners. Water softener. Double radiator with thermostatic valve. Ceramic tiled floor.

Study: 11'1" x 5'11" (3.38m x 1.8m)

A light, double aspect versatile space laid with solid wood flooring. Double radiator with thermostatic valve. Two wall light points. A door leads to...

Utility Room: 9'6" x 5'10" (2.9m x 1.78m)

Fitted with worktop above cupboard storage and two appliance spaces and incorporating a stainless steel circular sink. Matching wall cupboards. Extensive wall tiling and tiled floor. Built-in cupboard currently used for coats and shoes. Single radiator with thermostatic valve. A Thermocon oil fired boiler supplies

domestic hot water and radiators. A half glazed door leads outside.

Bedroom 1: 13'11" x 11'9" (4.24m x 3.58m)

Set to the front of the property and with a PVCu double glazed window taking advantage of the westerly aspect and when possible, dramatic sunsets. Built-in wardrobe cupboard with overhead storage. Single radiator with thermostatic valve.

En Suite Shower Room: Well appointed with suite comprising vanity wash basin set within surrounding cabinet work, low level wc along with quadrant shower enclosure fitted with Aqualisa shower unit, all set within a fully tiled space of floor and walls. Extractor fan. Vertical heated towel rail/radiator.

Bedroom 2: 11'11" x 9'10" (3.63m x 3m)

With PVCu double glazed window to the rear garden. Double radiator with thermostatic valve..

Bedroom 3: 11'11" x 8' (3.63m x 2.44m)

With PVCu double glazed window to the rear garden. Single radiator with thermostatic valve.

Bedroom 4: 11'11" x 6'6" (3.63m x 1.98m)

With PVCu double glazed window to the rear elevation. Single radiator with thermostatic valve.

Bathroom: Fitted with a stylish suite comprising panelled No Arguments shower bath complete with Mira Azora shower over. Vanity wash basin set within cabinet work. Low level wc. Built-in airing cupboard with hot water storage tank with immersion heater. Fully tiled walls and floor along with vertical heated towel rail radiator. Shaver point. PVCu double glazed window to the side elevation.

Separate WC: With tiled floor and low level wc fitted and wash basin. Single radiator with thermostatic valve.

Gardens & Grounds: The bungalow is set nicely back from the road in a slightly elevated position behind a hedged and lawn front garden. A pea shingle gravel drive leads up off the road and enables parking for numerous vehicles along with side gated access to an additional space leading to the DETACHED SINGLE GARAGE. The garage has a Hormann up and over door and an internal space of 17'7 x 12' and a side window.

The landscaped and cared for rear garden has lawn and deep well planted borders along with a sun trap sitting out space complete with mood lighting. An aluminium GREENHOUSE will remain.

Agents Note: The land behind the property has the benefit of Outline Planning Permission granted on appeal by the planning inspectorate on 27 April 2023 under Appeal Reference APP/W3520/W/22/3292871 for the proposed development of 14 no. dwellings including 4 no. affordable dwellings, construction of access and associated parking. The proposed properties behind Broadoak and its immediate neighbours will be bungalows with vehicular access from Hockey Hill **NOT** alongside Broadoak.

Services: The vendor has confirmed that the property benefits from mains water, electricity and drainage. Oil fired heating.

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning,

building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: Broadoak, Hockey Hill, Wetheringsett, Stowmarket, IP14 5PL

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band D.

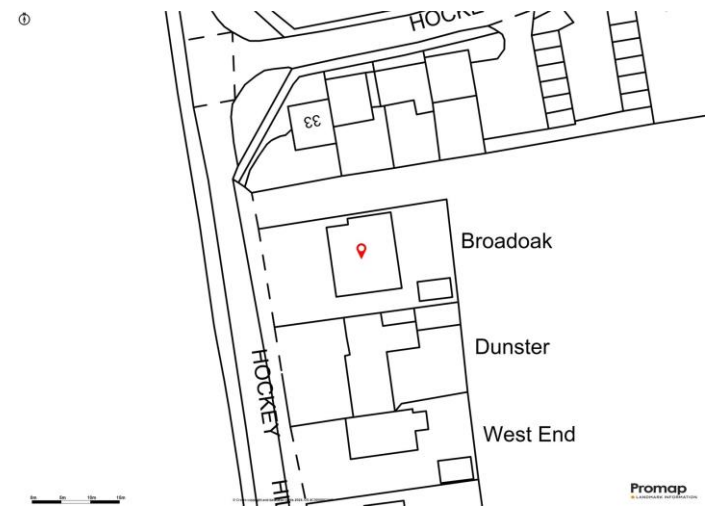
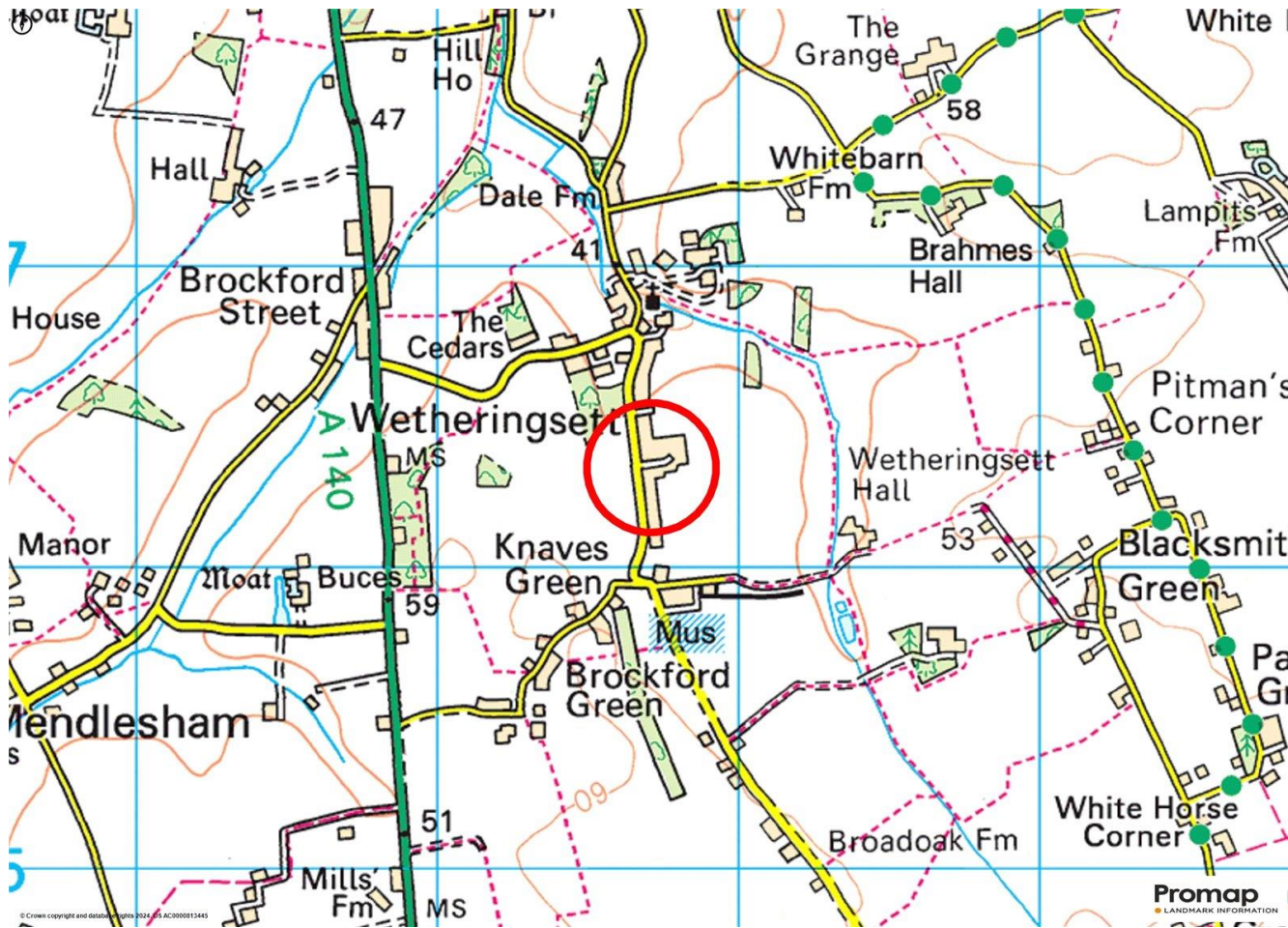
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

Directions

From the Eye area take initially the A140 south to Brockford passing the BP Petrol Station. Take the next left and carry on to Wetheringsett village. At the T junction turn right. The road becomes Hockey Hill and Broadoak will be found along on the left.



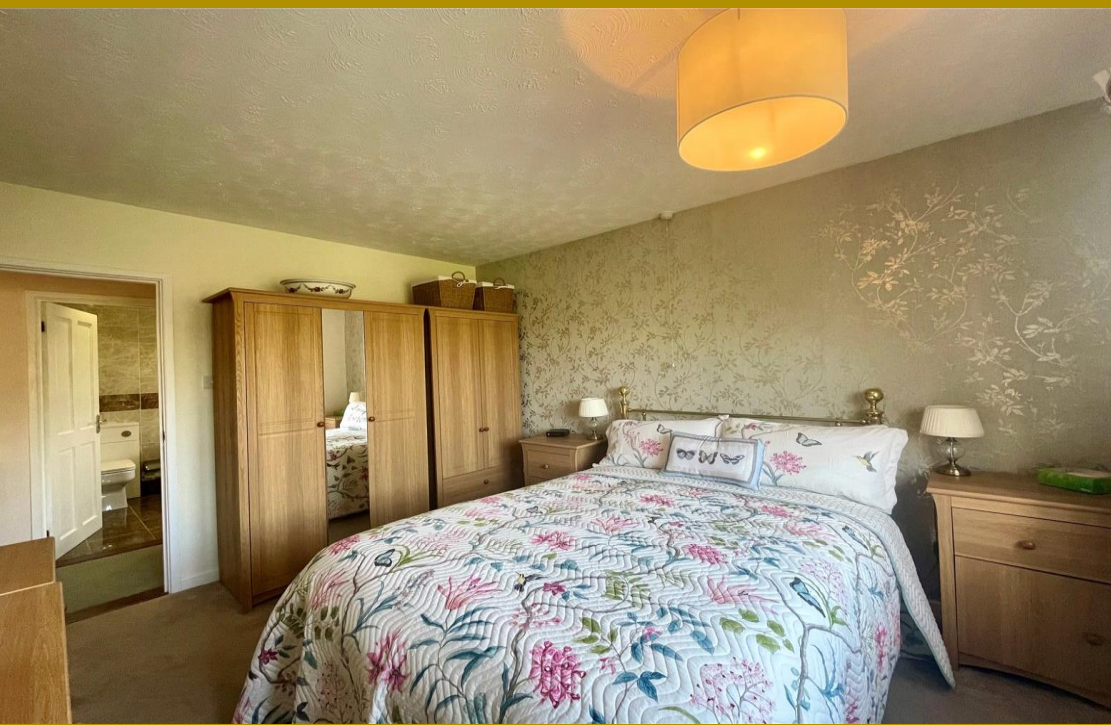
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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