



Rogues Lane, Pettistree,
£480,000

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GRACE ESTATE AGENTS are delighted to be offering this Three Bedroom Detached Bungalow. Situated on a substantial plot, down a country lane, and surrounded by fields; this property is in an ideal location for tranquil country living.

- **Three Bedroom, Detached Bungalow**
- **CHAIN FREE**
- **Perfect Renovation Project**
- **Two Reception Rooms**
- **Family Bathroom and En-Suite to Master**
- **Substantial Plot Size with Orchard**
- **Detached Garage with WC & Storage**
- **Driveway & Secure Entry Gate System**
- **Utility Room and Cloakroom**
- **Close to Local Amenities**

PROPERTY

This beautifully situated Detached Bungalow in the small village of Pettistree, just on the edge of Wickham Market, is the perfect opportunity to create your family home, exactly to your taste. This blank canvass offers an ideal starting point to re-design and renovate an already impressive property. Boasting a total perimeter of approximately 748 feet and around half an acre of land, there are endless possibilities to create the garden space into a unique haven to enjoy the sun all day long.

The Bungalow offers Three Double Bedrooms to the right side of the property, one with an En-Suite Wet Room and another with a Wash Basin. There are Two Large Reception Rooms to the front of the property, one with a Bay Window. and feature Fireplace. The Kitchen and Utility, with a Cloakroom, are situated to the rear, left side of the property, with a door into the Garden. The property has been adapted throughout to accommodate accessible living, including handrails, low-level WC and other supportive features.

The Gardens are fully accessible from anywhere on the plot; with the Driveway running along the left elevation of the property (to the Detached Garage) and a path from the front to the rear, along the right elevation.

Area approx. 2226 sqm, 23961 sqft, 0.55 acres

Perimeter approx. 228 meters, 748 feet





LOCATION

Pettistree, a small village neighbouring the Market Town of Wickham Market, is a great location for peaceful, family living. Wickham Market offers plenty of local amenities including, but certainly not limited to, a Doctors Surgery, Co-Op Supermarket, Post Office, Fish and Chip Shop, highly renowned Chinese and Indian Restaurants, Cafe's, Playing Fields, Parks, Skate Park, Primary School, frequent Bus Routes and Local 'Katch' Services, Public House, Wickham Market Football Club, and plenty of Wooded Area for Walking or Mountain Biking.

As well as this, Wickham Market provides very easy transport links to nearby Towns and Villages, such as Saxmundham, Woodbridge, Ufford, Ipswich and Martlesham. With frequent Public Transport services and Main Driving Routes into all these areas, you are by no means isolated. Martlesham and Saxmundham provide larger Supermarkets and Shopping such as Tesco, Waitrose, M&S, NEXT, Boots, Costa, Pets At Home, Wickes and far more.

The property itself is situated down a small country lane, very rarely experiencing any traffic. This is a designated 'Quiet Lane' so is a popular Walking, Cycling and Horse Riding Route into the nearby Wooded Areas. The surrounding fields offer plenty of Wildlife spotting opportunity such as Deer, Foxes, and Birds. As well as this, the unobstructed view provides all-day-long sunshine.

PORCH

3'2" x 2'11" (0.97m x 0.91m)

Double Glazed Window, UPVC Door with Double Glazed, Obscured Glass, Door into property

HALLWAY

17'0" x 3'7" (5.20m x 1.10)

Carpeted, Doors to Reception Rooms, Kitchen, Bathroom and Further Hallway to Bedrooms, Built-In Storage

LIVING ROOM

15'3" x 12'10" (4.67m x 3.93m)

Wooden Door, Double Glazed Bay Window, Fireplace, Ventilation





DINING ROOM

13'4" x 12'3" (4.07m x 3.74m)

Wooden Door, Double Glazed Window to Front Elevation

KITCHEN

13'3" x 12'3" (4.05m x 3.75m)

Fitted Base and Wall Units, Interior Window into Utility Room, Double Glazed Window to Side Elevation, Boiler, Oven, Fridge, Storage Cupboard

UTILITY ROOM

17'1" x 10'0" (5.21m x 3.06m)

Fitted Base Units, Stainless Steel Sink, Door to Side Elevation, Door to Cloakroom, Storage Space

CLOAKROOM

5'8" x 2'8" (1.73m x 0.83m)

W/C and Basin

BATHROOM

7'8" x 6'4" (2.36m x 1.95m)

Four Piece Suite; Shower Cubicle, Bath, W/C, Hand-Washing Basin, Storage Shelving, Double Glazed Obscured Window to Rear Elevation

BEDROOM ONE

12'2" x 12'5" (3.71m x 3.81m)

Master Bedroom with En-Suite Wet Room, Carpet, Double Glazed Window to Front Elevation

EN-SUITE WET ROOM

8'10" x 3'5" (2.70m x 1.06m)

Over-Head Shower, Low-Level W/C, Handwashing Basin, Hand Rails

BEDROOM TWO

11'8" x 12'3" (3.57m x 3.75m)

Carpet, Built-In Wardrobe, Double Glazed Window to Rear Elevation

BEDROOM THREE

12'2" x 10'6" (3.71m x 3.21m)

Carpet, Built-In Wardrobe, Double Glazed Window to Rear Elevation, Handwashing Basin

SINGLE GARAGE & STORAGE

Single Garage with Over-Head Door, Separate WC, Storage Cupboard

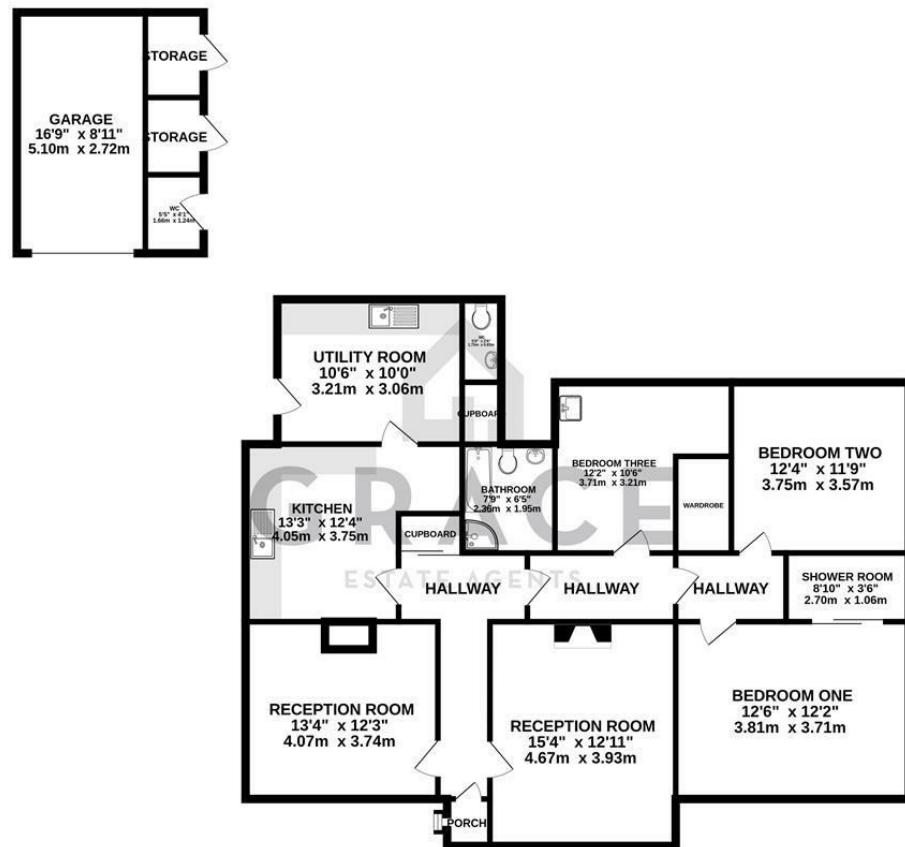
GARDEN

Substantial Plot Size, Laid to Lawn, Wooden Shed, Greenhouse, Rolling Countryside Views, Orchard, Septic Tank, Driveway Leading to Double Garage, Electric Gate System, Hedge Bordering the perimeter





GROUND FLOOR
1653 sq.ft. (153.6 sq.m.) approx.

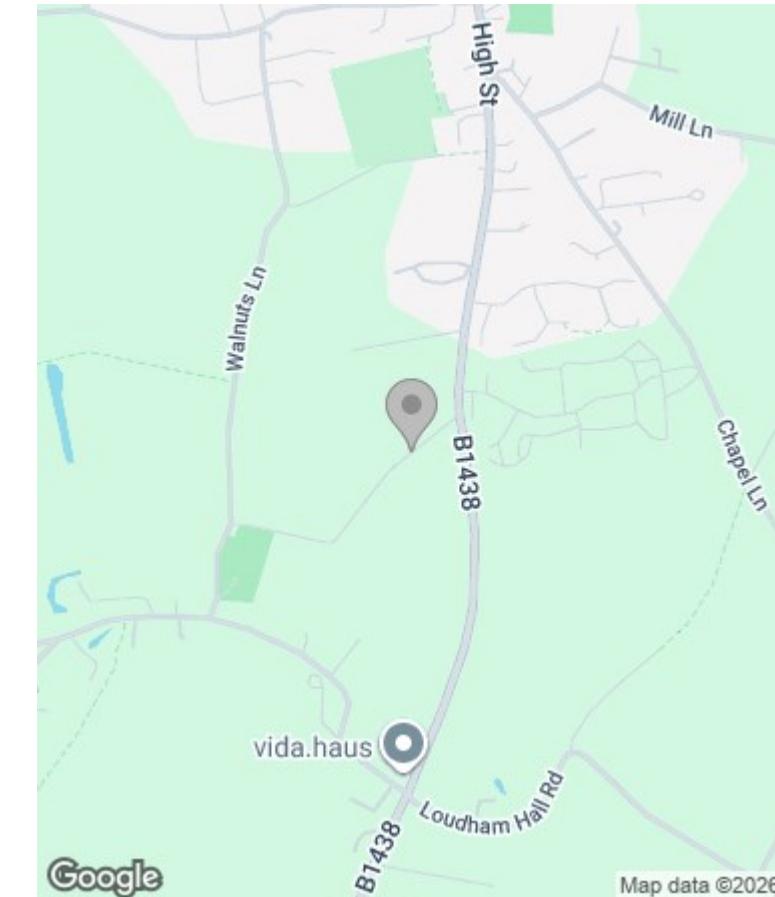


TOTAL FLOOR AREA: 1653 sq.ft. (153.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be relied on 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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