



LANGDALE

Nedging Tye | Suffolk



Chapman Sticks

LANGDALE 15 CROWCROFT GLEBE NEDGING TYE, IP7 7LH

Hadleigh - 5 miles
Ipswich - 11 miles
Sudbury - 12 miles

- Entrance hall • Sitting room •
- Kitchen / dining room • Sun / boot room •
- Two double bedrooms & one single bedroom •
- Shower room • Off-road parking •
- Very private landscaped garden • Potential to extend •

The Property

Forming part of an established residential area, Langdale is a three-bedroom bungalow which is positioned on a generous corner plot of just under 0.2 acres.

Built in the mid-1970's, Langdale has been under the same ownership since new, and it is evident the property has been well-maintained over the years, which includes a rear 1980's extension.

Covering just under 1,000 sq.ft, the accommodation comprises a central entrance hall which leads into the main reception room, with an open plan kitchen / dining room beyond.

The kitchen provides work surfaces on three walls, with numerous base and eye level units. Integral appliances include Bosch ceramic hob, oven and dishwasher. The adjacent sun / boot room also houses white goods with plumbing for a washing machine.

Via an inner hall, the three bedrooms comprise two doubles and one single, which are served by a shower room. Bedroom one is to the rear, where an additional set of glazed sliding doors lead onto the rear patio.

Outside, the bungalow is set back in its generous plot, forming a front driveway with an adjacent lawn.

A DETACHED BUNGALOW DISCREETLY POSITIONED TO THE END OF A CUL-DE-SAC TOGETHER WITH OFF-ROAD PARKING AND EXTENSIVE PRIVATE GARDENS



The principal rear garden (south-west) is a particular feature, consisting of immaculately maintained flower and shrub borders which define a central lawn. A further area of lawn with additional flower and shrub borders extend to one side, beyond an extensive patio. Outbuildings include a timber shed.

Agents Note

Subject to planning, the bungalow gives scope to extend - either to the rear (south-west) and / or to the northern side.

Location

The hamlet of Nedging is positioned within a semi-rural location, and is well positioned for easy access to Hadleigh (5 miles), Needham Market (6.5 miles), Bildeston (2 miles). Nedging Tye has a village hall and the area is surrounded by countryside. Primary schools close by are Bildeston, Elmsett, Whatfield and Ringshall.

Services

Mains water, electricity and drainage are connected.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Tax Band C (2025)

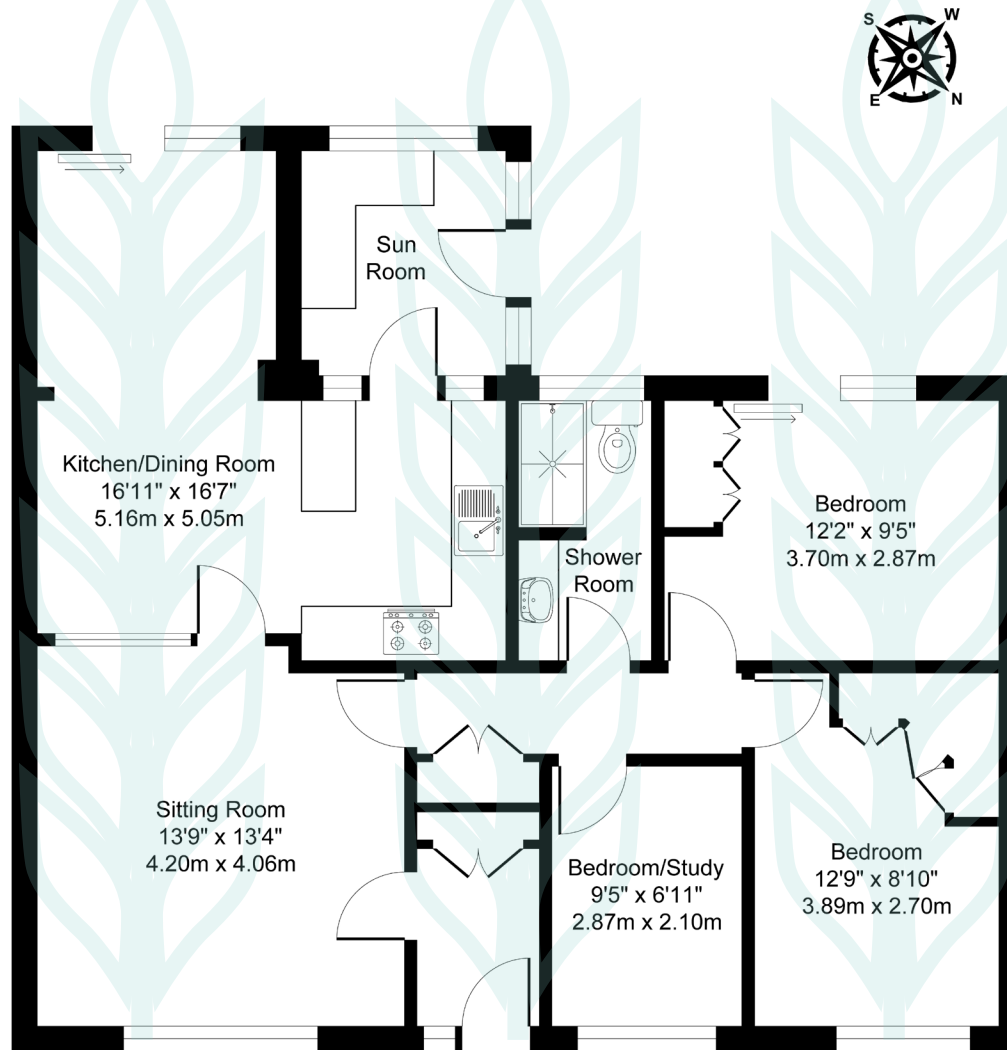
EPC Rating

TBC



15 Crowcroft Glebe, Nedging Tye, Suffolk, IP7 7LH

Approximate Floor Area
Main House - 945 sq. ft / 87.75 sq. m



Ground Floor



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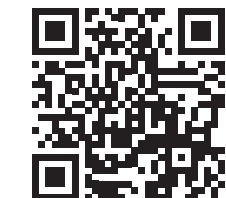
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