



12 WOODFIELD CLOSE
SHADINGFIELD, NR34 8PD

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Spacious three-bedroom bungalow, ideally situated at the end of a peaceful cul-de-sac, backing onto fields.

This charming home features a family bathroom along with an ensuite shower room connected to the master bedroom. The generous sitting room seamlessly flows into the dining room, which is conveniently located next to the kitchen and utility room.

Nestled in the charming village of Shadingfield, this bungalow is within walking distance of a well-regarded pub and benefits from excellent transport links to Beccles and Southwold. This property is a wonderful opportunity for those seeking a tranquil lifestyle with more modern conveniences.

A generously proportioned conservatory, accessed from the dining area, offers a bright and airy space, perfect for relaxing while overlooking the beautifully landscaped rear garden. Outside, you'll find an enclosed front garden, a double garage, and a driveway providing ample parking.

SERVICES

Mains electricity, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council.
Council Tax Band - E



The delightful rear garden boasts a summer house, creating a lovely outdoor retreat and proving the perfect space to sit and enjoy the countryside views. Additionally, there is further parking available in an enclosed area at the side of the property.

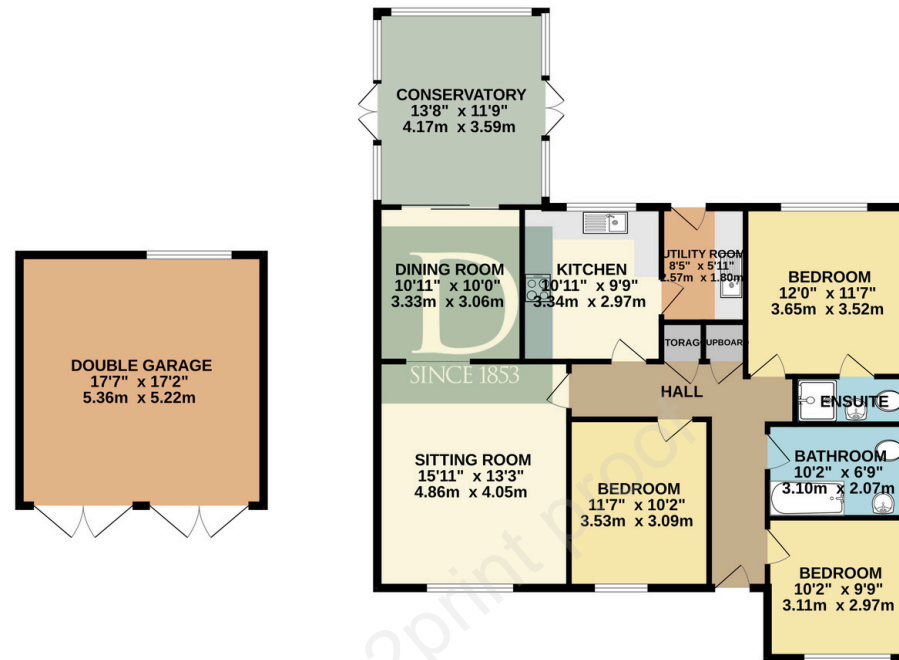




QUIET
LOCATION

FLOOR PLAN

GROUND FLOOR
1519 sq.ft. (141.2 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.2 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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