



# CULVERCOTE

Sweffling | Suffolk

**£455,000**

# CULVERCOTE, GLEHAM ROAD, SWEFFLING IP17 2BQ

Saxmundham - approx. 3 miles  
Framlingham - approx. 5 miles  
Aldeburgh - approx. 9 miles  
Woodbridge - approx. 12 miles

- Entrance Hall ● Sitting Room ● Kitchen / Dining Room ●
- Family Bathroom ● 2/3 Bedrooms ● Study / Bed 3 ●
- Garage & Off Road Parking ●

## The Property

Culvercote is an attractive 1940's detached bungalow, occupying a generous plot in a peaceful rural setting and enjoying open views across farmland to the rear. Offering well-proportioned and versatile accommodation, the property has been well maintained and provides light comfortable living spaces ideally suited to both full time residence and a countryside retreat.

The accommodation is arranged around a welcoming entrance hall and includes a spacious sitting room with wood burning stove, creating a cosy focal point for the colder months. To the rear, a well-appointed fitted kitchen/dining room provides an excellent everyday living and entertaining space, with views over the garden and fields beyond.

There are two generous double bedrooms together with a third bedroom or study, offering flexibility for guests, home working or hobbies, alongside a family bathroom.

Outside, the property benefits from front and rear gardens, with the rear garden enjoying a delightful open aspect backing directly onto farmland a wonderful setting for those seeking peace and privacy. A driveway provides off road parking and leads to a garage.

Further benefits include UPVC double glazing and oil fired central heating via radiators.

## Detached countryside bungalow with open field views, generous gardens and flexible living space.



A rare opportunity to acquire a detached home in such an appealing rural position.

### **The Location**

Sweffling is a small and attractive Suffolk village surrounded by open countryside, yet well placed for access to the nearby market towns of Saxmundham and Framlingham. The area is renowned for its rural walks, quiet lanes and easy reach of the Heritage Coast, including Aldeburgh, Snape and Thorpeness. This makes it ideal for those seeking a balance of countryside and coast.

### **Services**

Mains water, drainage and electricity  
Oil fired central heating  
UPVC double glazing

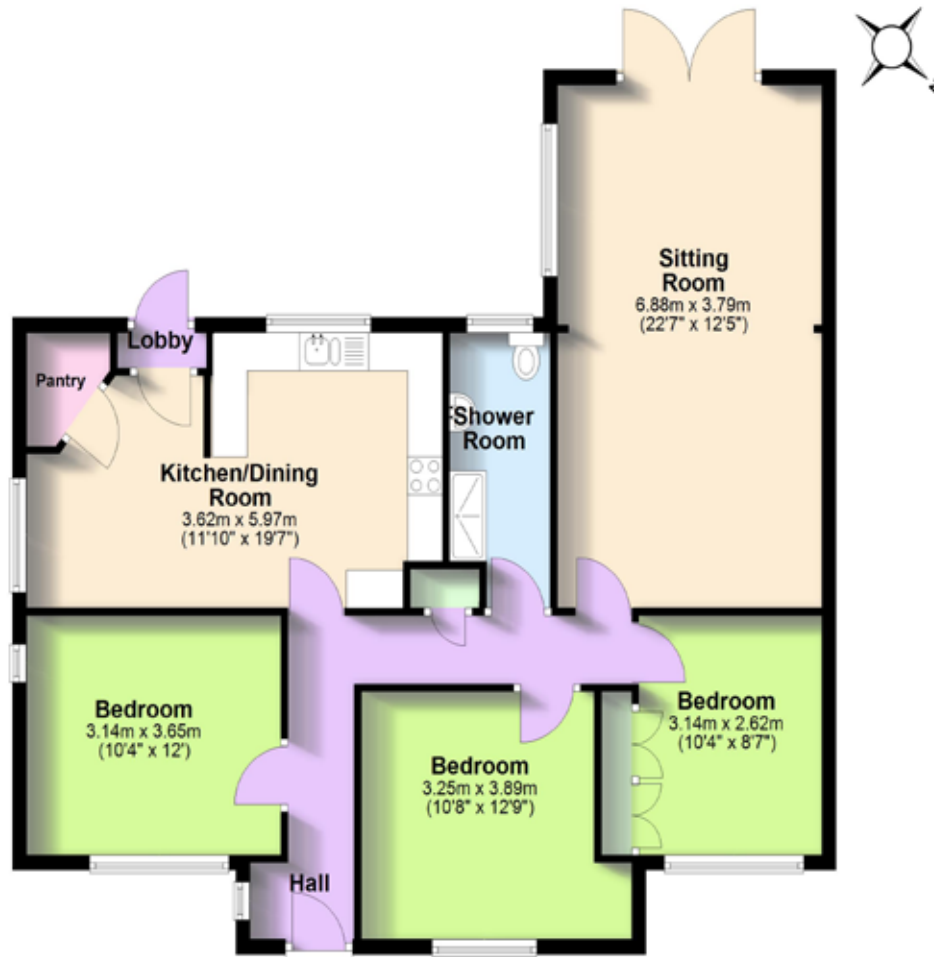
### **Council Tax & Energy Performance**

Council Tax Band: C  
EPC Rating: D



### Ground Floor

Approx. 96.7 sq. metres (1040.7 sq. feet)



Total area: approx. 96.7 sq. metres (1040.7 sq. feet)



JENNIE JONES

EST. 1993

ESTATE AGENTS

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