



**Langdon Blackheath Road**  
Wenhampton, Halesworth, IP19 9ET  
£500,000



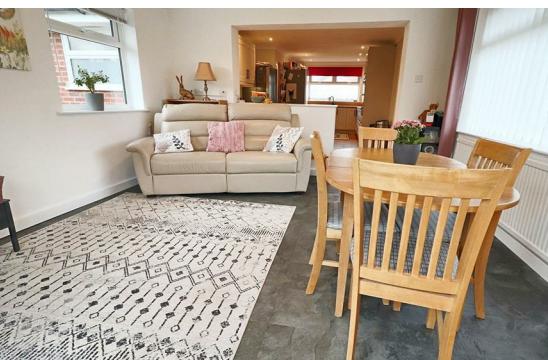
**Langdon Blackheath Road,  
Wenhamston, Halesworth,  
Suffolk, IP19 9ET**

Nestled in the charming village of Wenhamston, Halesworth, this delightful bungalow offers a perfect blend of comfort and modern living. Located adjacent to the picturesque Black Heath Common, a renowned wildlife haven, this property is ideal for nature enthusiasts and those seeking a tranquil lifestyle.

The heart of the home is a superbly refitted kitchen family room, redesigned & refitted in July 2024. This inviting space is perfect for entertaining and family gatherings, providing a warm and welcoming atmosphere. The spacious lounge, featuring a cosy log burner, is an excellent spot to unwind after a long day, creating a perfect retreat during the cooler months.

Recent upgrades enhance the appeal of this bungalow, including new windows installed in February 2024, which not only improve energy efficiency but also allow for an abundance of natural light to fill the home. Additionally, new carpets throughout the property add a touch of elegance and comfort.

This bungalow is not just a home; it is a sanctuary that offers a peaceful lifestyle while being conveniently located near local amenities. With its beautiful surroundings and modern features, this property is a rare find in the desirable area of Wenhamston, close to the beautiful Suffolk coastline including Southwold which is only a short drive away. Whether you are looking to downsize or seeking a serene place to call home, this bungalow is sure to impress.





## COVERED ENTRANCE

dark grey upvc double glazed door and side window to:-

## SPACIOUS ENTRANCE HALL

wood effect flooring, radiator, access to roof void, boarding for storage, walk-in boiler cupboard housing a Grant oil fired boiler heating domestic hot water and radiator heating system, fitted shelving and light.

## LOVELY SIZE KITCHEN/DINER/FAMILY ROOM

kitchen area fitted in a superb range of pale grey shaker style units, one and a half bowl sink unit, 4 burner induction hob, feature glass splashback, extractor canopy over, double oven/grill, space for upright American style fridge freezer, plus additional upright freezer integrated dishwasher with front decor panel, breakfast bar, wall cupboards with under lighting, oak flooring, lounge/dining area - with 3 windows, upvc double glazing, matching patio doors to rear garden, 2 radiators, inset ceiling spot lighting.

## SPLENDID LOUNGE

with double aspect windows, upvc double glazing, 2 radiators, feature fireplace with log burner, oak flooring.

## MASTER BEDROOM

upvc double glazed window with views over the Common, radiator.

## BEDROOM 2

upvc double glazed window, views over the rear garden, radiator, double fitted wardrobe cupboard.

## BEDROOM 3

upvc double glazed window, views over the Common, radiator.

## SEPARATE WC/UTILITY

low level suite, vanity washbasin, fitted worktop, recess having plumbing for automatic washing machine and space for tumble dryer, radiator, upvc opaque glazed window. Note: The washing machine and tumble dryer could be replaced with a bath or shower, should you desire.

## RE-FITTED SHOWER ROOM

double walk-in shower cubicle, pvc boarding, Mira shower unit, Power Shower with overhead drencher, remote control unit, vanity washbasin, radiator, upvc opaque glazed window, extractor fan.

## OUTSIDE

To the front, good size easy maintenance garden with a variety of shrubs and ornamental grasses, wrought iron railings, brick pavier driveway providing more than ample car standing and turning areas, external courtesy lighting. To the rear, private enclosed established gardens laid to lawn, well stocked flower and shrub borders, timber garden store, additional store and wood shed, concealed oil storage tank (replaced summer 2024) external water tap. Note: The property enjoys a superb rear Southerly aspect.

## COUNCIL TAX BAND

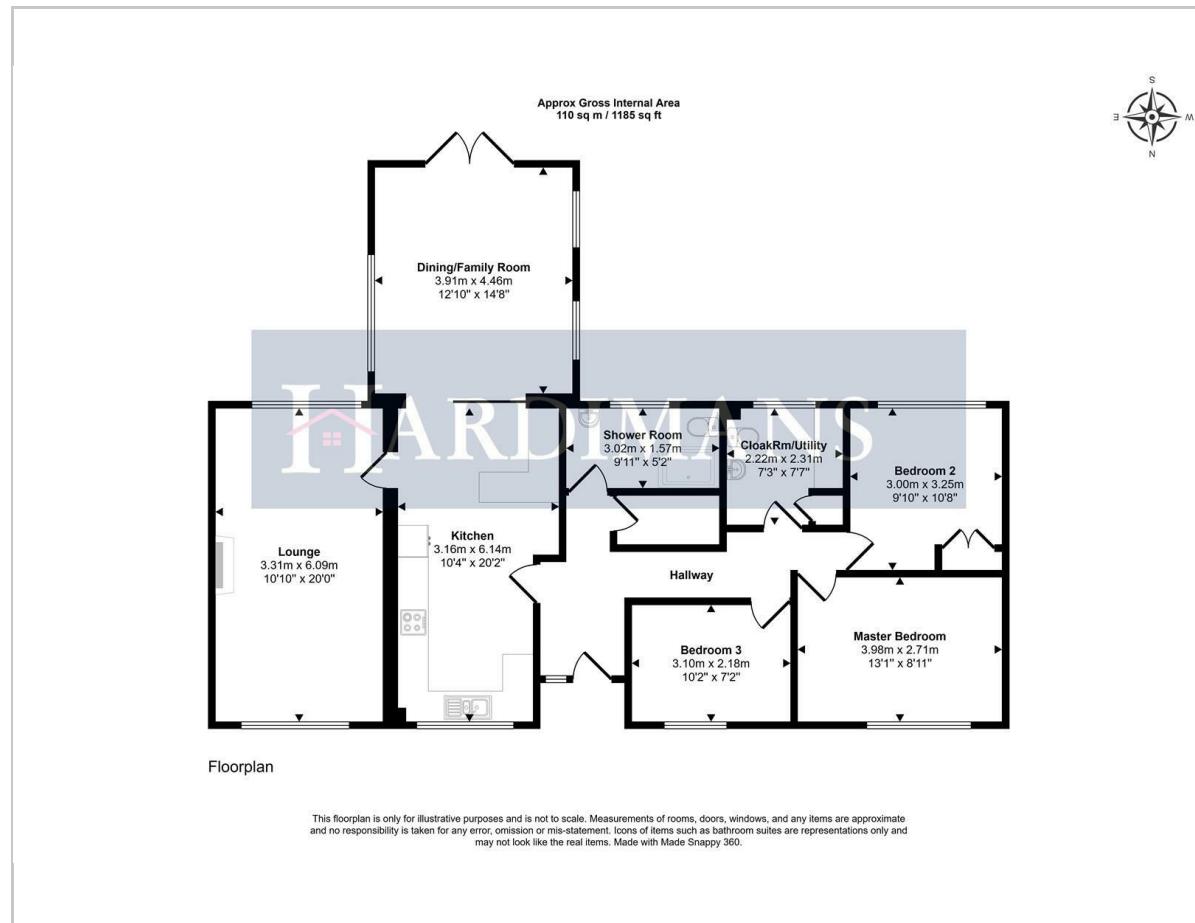
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## Floor Plan



## Area Map

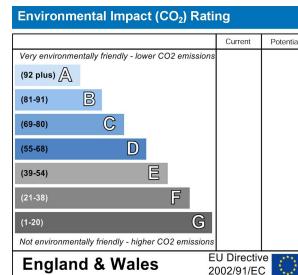
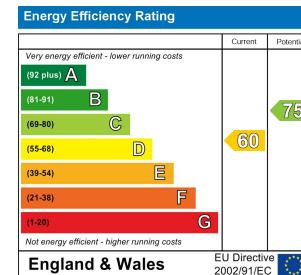


## Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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