



OIEO £325,000

Henny Road, Lamarsh



THE PROPERTY

This well-maintained two bedroom bungalow is offered to the market with no onward chain.

A central hallway provides access to all principal rooms, creating a practical and easy-to-navigate layout. To the front is a bright reception room with dual windows allowing plenty of natural light, complemented by a fireplace that forms an attractive focal point for everyday living.

Positioned to the rear, the kitchen offers generous worktop space and a good range of cupboards above and below. Integrated appliances include an oven, hob with extractor, dishwasher and inset sink, with a door leading directly out to the rear garden for added convenience. There are two well-proportioned bedrooms, both enjoying good natural light and offering flexibility for guests or home working. The centrally located bathroom is finished with attractive tiling and comprises a bath with shower over, pedestal wash hand basin and WC.

Externally, the rear garden enjoys a good degree of privacy and backs onto open fields, providing pleasant views and a peaceful outlook. Two outbuildings offer useful storage, while to the front there is private off-street parking.

THE LOCATION

Lamarsh is a small and attractive rural village set in the Suffolk countryside, close to the Essex border and surrounded by open farmland. Known for its peaceful atmosphere and strong community feel, it is ideal for those seeking a quieter pace of life.

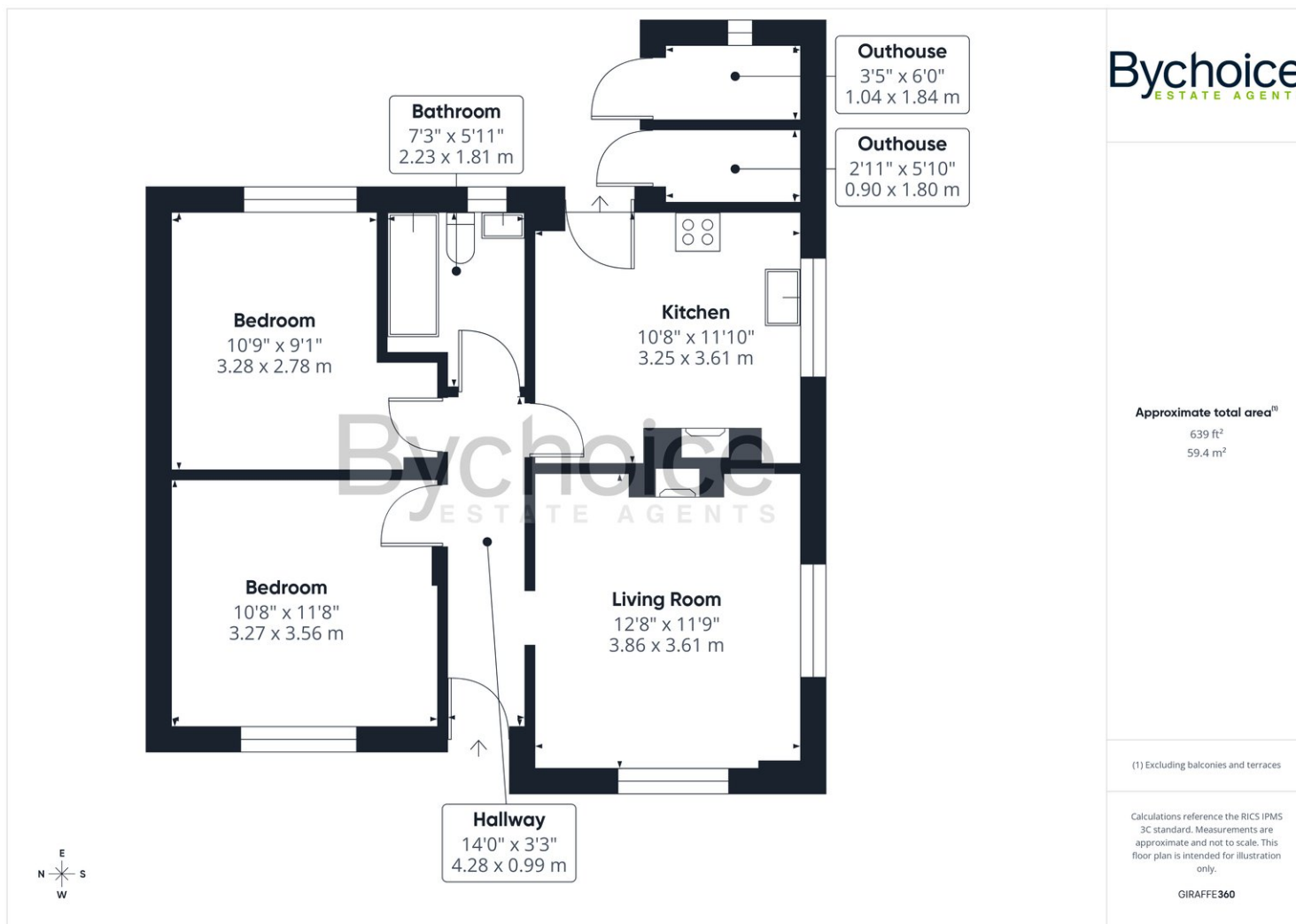
Despite its rural setting, Lamarsh is conveniently located a short drive from Sudbury and Bures, both offering shops, cafés, schools and leisure facilities. Sudbury provides a branch line rail service to Marks Tey, connecting to London Liverpool Street.

The surrounding countryside offers excellent walking and cycling routes, with additional amenities available in neighbouring villages, making Lamarsh an appealing choice for countryside living with practical connections.









Council & Council Tax Band – Braintree District Council - C

Tenure – Freehold

Broadband – Ultrafast broadband available with download and upload speeds of 1000mbps available (Ofcom data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Vodafone & Three (Ofcom data)

Utilities – Cesspit, air source heat pump, water, electric

Property Construction – Standard brick construction

Planning Permissions and Development Proposals – Potential building plot to the right hand side of the property

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS