



1 Minsmere Rise, Middleton

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**Bedfords**

ESTABLISHED 1966

1 Minsmere Rise  
Middleton  
Saxmundham  
Suffolk  
IP17 3PA

**GUIDE: £525,000**

PORCH | FAMILY ROOM | DINING ROOM | SITTING ROOM  
KITCHEN | UTILITY ROOM | CLOAKROOM | FOUR  
BEDROOMS | BATHROOM | SHOWER ROOM | FURTHER  
WC | DOUBLE GARAGE | FRONT AND REAR GARDENS  
ABOUT 0.3 ACRE

MIDDLETON is a popular village situated 3 miles from the Heritage Coast in an area of outstanding natural beauty. The internationally renowned bird sanctuary at Minsmere is close by, as is the village of Westleton which has a village shop, pub and renowned hotel. Saxmundham is about 5 miles away and has excellent amenities including a Waitrose and Tesco supermarkets and a railway station providing branch line service to London via Ipswich to Aldeburgh, Thorpeness, Southwold and Aldeburgh are also within easy reach, all having excellent beaches and other amenities including pubs, restaurants, sailing and golf courses.

### The Property

1 Minsmere Rise is a detached chalet bungalow in a peaceful cul-de-sac on the edge of the village. The property is well positioned, set in a large corner plot with views towards the village church from the rear garden. The versatile living accommodation is spacious and well laid out with a family room with a wood burner and open plan dining room. Doors open to the sitting room which has a wooden floor and sliding doors overlooking the garden.



The kitchen is equipped with a range of wall and base mounted cupboards and drawers with a built in eye level double oven with separate hob. A door opens into the conservatory/utility room which has a door to the back garden. There are two ground floor bedrooms served by a bathroom and cloakroom. On the first floor are two further bedrooms, one with an en suite bathroom and a further WC with handbasin.

### Outside

To the front of the property is a Tarmac driveway with ample parking. This provides access to a double garage with adjacent front garden screened by hedge and trees. An area of garden to the side leads around the rear garden which has a sweeping lawn, bordered by colourful flower and shrub beds with a variety of fruit trees including apple, cherry and plum. A pergola is adorned with different varieties of rose and there is a covered seating area and greenhouse. To the side of the property is a covered log store

### Services

Mains water, electricity and drainage are connected. Oil fired central heating.

**Local Authority:** East Suffolk – Council Tax Band D

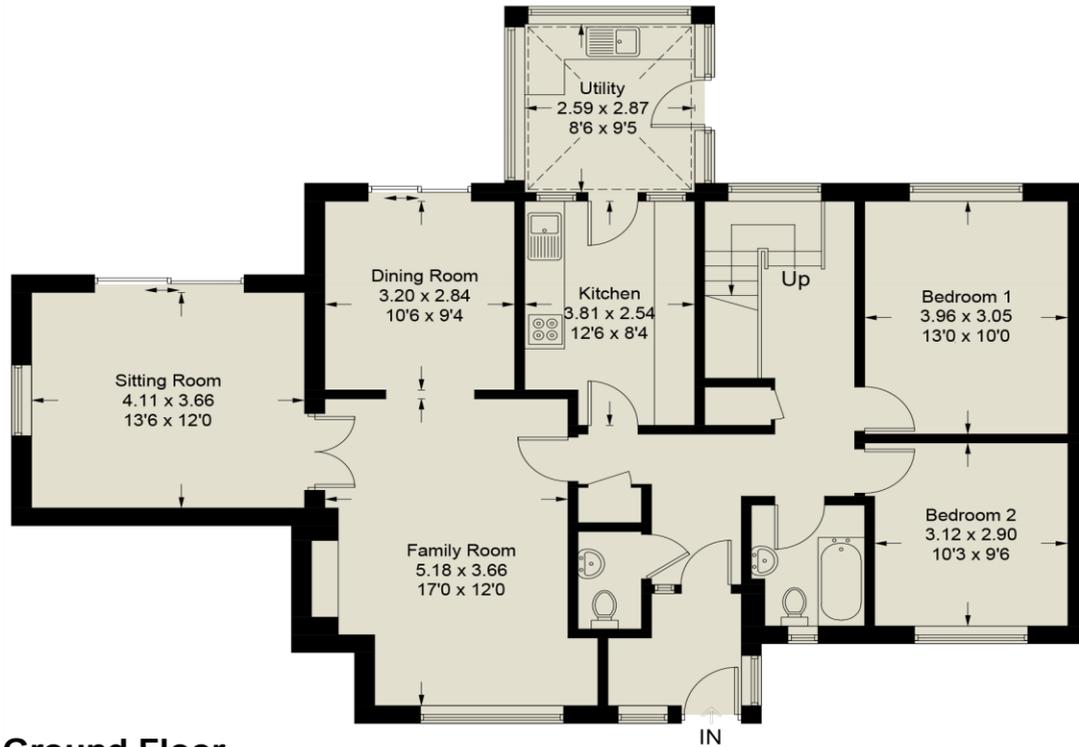
**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

Viewing is strictly by appointment: Tel: (01728) 454505.  
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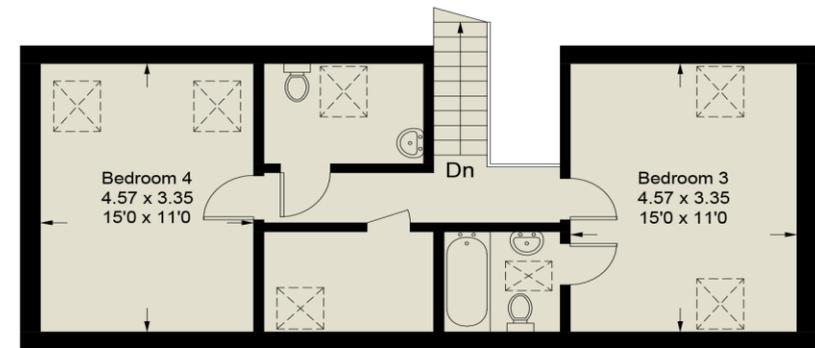


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Approximate Gross Internal Area = 162.9 sq m / 1753 sq ft



**Ground Floor**



**First Floor**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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