



DAVEN, ST. MICHAELS WAY

WENHASTON, HALESWORTH, IP19 9EH



Located in the popular village of Wenhaston, Daven is a three-bedroom bungalow featuring ample off-road parking, single garage, large reception room and generous main reception room!

Upon entering through the front door, you are welcomed into a porch that opens into a spacious hallway, providing access to all three bedrooms and the main reception rooms. The main reception area is an impressively sized sitting/dining room, with ample natural light due to the sliding doors that lead out to the rear garden. A fireplace serves as the main focal point to the room. To the rear of the property, an additional hallway offers a practical space for coats and shoes. There is also the added benefit of a separate shower room, fitted with a shower, basin, and WC. The kitchen, accessed from the sitting room, is generously proportioned and well-equipped with a range of wall and base units, space for white goods, and useful storage cupboards. It conveniently connects back to the main entrance hall, creating a well-considered flow throughout the home.

Bedroom one is a spacious double room overlooking the front of the property. Bedroom two is also a double room with a front-facing aspect, while bedroom three is a single room positioned to the side. The family bathroom is fitted with a bath and basin, complemented by a separate neighbouring WC.



Externally, the property offers off-road parking for several vehicles on the driveway, along with access to a single garage. The rear garden is predominantly laid to lawn and enhanced by mature shrubs and trees, as well as a patio area directly behind the bungalow—ideal for outdoor seating and entertaining. Overall, this bungalow is well situated within the village and offers generous living accommodation. It is an ideal property for those looking to put their own stamp on a property and is being offered with no on ward chain!

**SERVICES** - Mains electricity, water and drainage are connected to the property. Heating is provided by oil fired central heating to some of the property along with storage heaters to other rooms. There is a back boiler at this property. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

**LOCAL AUTHORITY** – East Suffolk – C

**EPC** – TBC

**TENURE** - Freehold

**VIEWING** - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

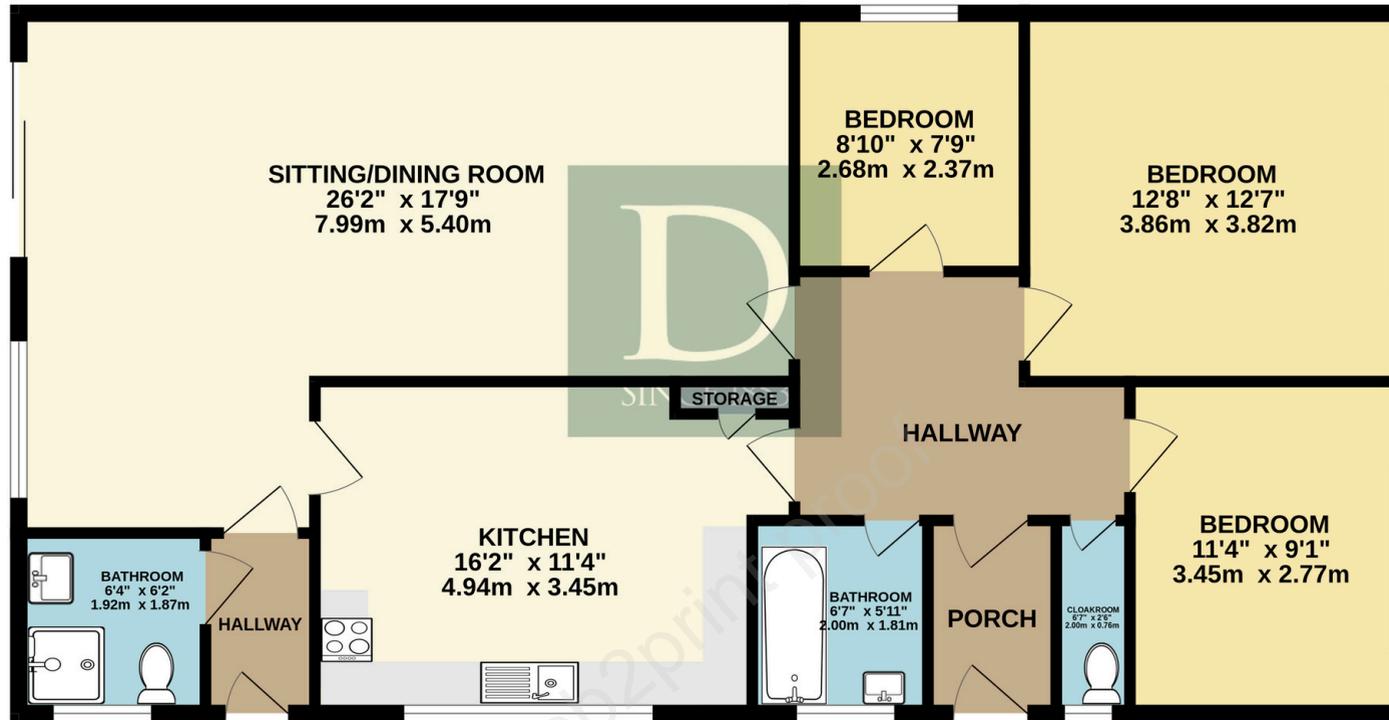
**DURRANTS BUILDING CONSULTANCY** - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.





NO ONWARD CHAIN

GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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