

Summary

Situated in a quiet cul de sac is this 4 bedrooms detached home with beautiful gardens, spacious driveway and garage. Benefits include refitted kitchen with utility and dining area, lounge, ground floor wc and first floor family bathroom.

Description

Approximate Room Sizes

ENTRANCE HALL Stairs leading to first floor landing, understairs storage cupboard, radiator, doors leading to:

CLOAKROOM Comprising low level w/c, wash hand basin, double glazed window to side aspect.

LOUNGE 19' 7" x 11' 5" (5.99m x 3.48m)
Fireplace with marble surround and hearth, radiator, double glazed window to front aspect.

KITCHEN DINER 19' 7" x 10' 11" (5.99m x 3.33m) Fitted with a range of base and eye level units, roll edge work surfaces, inset single drainer sink unit with mixer tap and waste disposal unit, integrated, hob, cooker, extractor, fridge freezer and dishwasher, double glazed window to rear aspect with views over the garden. Radiator, door to lounge, double glazed doors leading to the rear garden.

UTILITY ROOM 6' 5" x 4' 11" (1.98m x 1.52m) Plumbing for washing machine, double glazed window to front aspect, door to side aspect.

FIRST FLOOR LANDING Door to airing cupboard, radiator, double glazed window to side aspect enjoying field views, doors to:

FAMILY BATHROOM Comprising low level w/c, vanity wash hand basin with storage cupboard below, panelled bath with shower over, radiator, double glazed window to rear aspect.

BEDROOM ONE 13' 1" x 9' 6" (4.01m x 2.92m)
Radiator, double glazed window to side aspect.

BEDROOM TWO 9' 6" x 9' 4" (2.92m x 2.87m)
Radiator, double glazed window to rear aspect.

BEDROOM THREE 9' 8" x 9' 6" (2.95m x 2.90m)
Storage cupboard, radiator, double glazed window to front aspect.

BEDROOM FOUR 8' 7" x 8' 2" (2.64m x 2.51m)
Double glazed window to rear aspect with field views, radiator.

OUTSIDE The property is set back from the road with driveway providing off-road parking which in turn leads to an attached garage with up and over door. The remainder of the front garden is laid to lawn with gate providing pedestrian access to the rear garden.

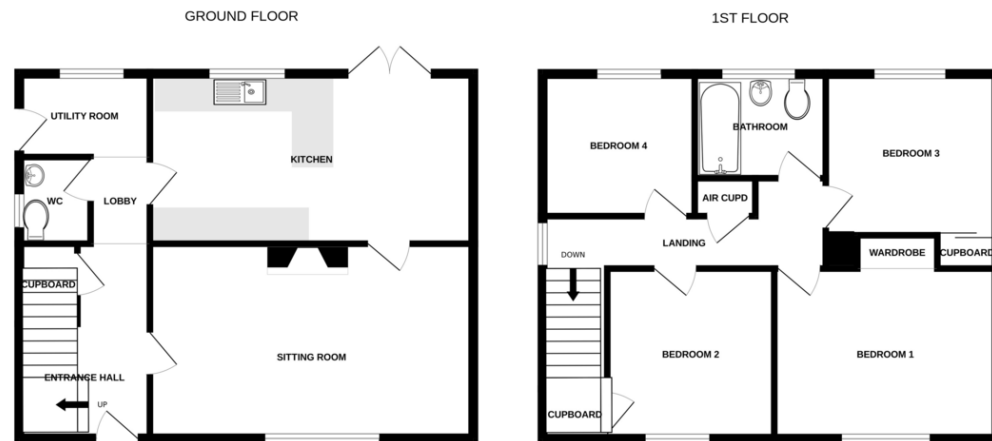
The property benefits from a large rear garden which commences with a patio adjoining the property ideal for entertaining with brick retaining wall and steps leading up to the remainder of the garden which is laid to lawn with mature shrubs and trees and field views to the rear. Outside water tap. Courtesy door to the garage.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – D
Tenure – Freehold
Services – Oil Central Heating
Post Code – IP29 4PZ

Viewings by appointment
Bychoice Estate Agents
Tel: 01284 769598





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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Guide Price £425,000

- 4 Bedrooms
- Lounge
- Kitchen Diner
- Utility
- Ground Floor WC
- Good Sized Rear Gardens
- Driveway and Large Driveway