



# The Paddocks, Powney Street | Milden, Ipswich, Suffolk, IP7 7AH



## Features

- Three Bedrooms
- Link Detached
- Off Road Parking
- Underfloor Heated Groundfloor
- Air source Heat Pump
- Utility Room
- 10 year Premier Warranty

Located within the peaceful village of Milden is this three-bedroom linked detached property which comes with ensuite to master, field views to the rear, off road parking, and more. Each property will be privately owned and ready to move into. Properties come with turfed gardens and carpeting. Book a viewing today. 10-year Premier Build Warranty Supplied.



## THE PROPERTIES

Step inside this inviting home through the entrance, where you'll find a hallway leading to all rooms and a staircase ascending to the first floor. The kitchen-diner features sash-style double glazed windows overlooking the front, offering a fitted kitchen with a range of base and wall-mounted units, a worktop over the base units, and integrated appliances. The lounge boasts double glazed windows and French-style doors that grant direct access to the westerly-facing rear garden. Additionally, there's a utility room with a sash-style double glazed window at the rear, providing side access to the carport and garden, along with base units offering space for a washing machine. The downstairs WC is equipped with a space-saving vanity basin and a WC.

As you reach the first floor landing, a skylight window above brightens the space, and you'll discover storage space over the stairs, as well as access to all rooms. The master bedroom features a sash-style double-glazed window at the rear and an adjoining en-suite. The en-suite includes a sash-style double-glazed window at the side, a panel bath with a shower screen and shower, a vanity basin, and a WC. Bedroom two offers sash-style double-glazed windows to the front, while bedroom three features a sash-style dormer window at the rear.

Outside, you'll find a carport with a block-paved driveway and gardens with extensive patio areas for your enjoyment.

### ENTRANCE HALL

16' 8" x 6' 5" (5.08m x 1.96m)

High grade hard wearing wooden effect flooring with an oak staircase to the side taking you up to the first floor.

### WC

4' 11" x 2' 5" (1.5m x 0.74m)

Wall-mounted ceramic hand wash basin, W/C and privacy glassed window to the front.





Bychoice  
ESTATE AGENTS

#### UTILITY ROOM

7'3" x 5'11" (2.21m x 1.8m)

Base units with storage and over-the-top counter worktop with inset steel sink and mixer tap. Space available for a washer dryer with side access leading you out to the side of the property under the carport.

#### KITCHEN/DINER

14'6" x 13'6" (4.42m x 4.11m)

A mixture of wall-mounted and eye-level shaker-style kitchen units with inset steel sink with drainer and mixer tap. Fitted oven, four-ring electric hob with over-the-top extractor fan, fridge-freezer, and beautifully finished sash windows to the front.

#### SITTING ROOM

14'11" x 14'6" (4.55m x 4.42m)

Carpeted flooring with dual-aspect french doors leading you out to the rear garden.

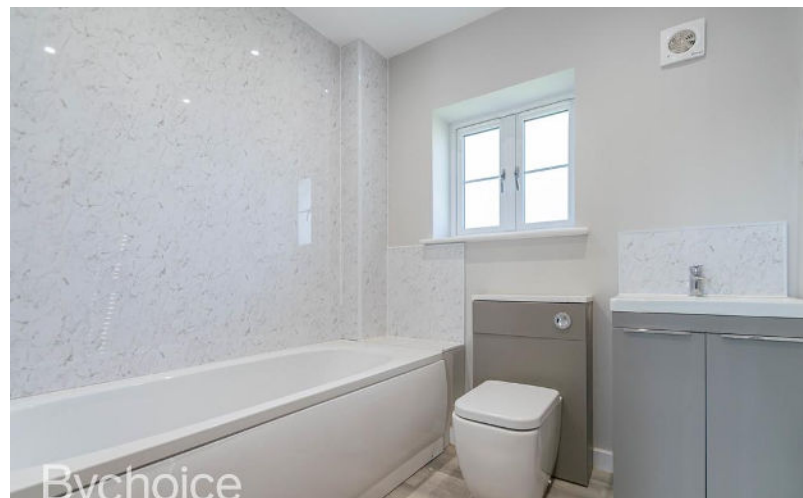
#### LANDING

Airy landing with a land Velux window over the stairs allowing plenty of natural light to seep into the property. Storage cupboard off the landing.

#### BEDROOM

14'7" x 12'6" (4.44m x 3.81m)

Carpeted finish, with sash window to the rear over looking the Suffolk countryside.



#### ENSUITE

6'8" x 6'01" (2.03m x 1.85m)

Ceramic WC, wash hand basin with fitted base underneath storage, semi tiled finishing, privacy glass to the side.

#### BEDROOM

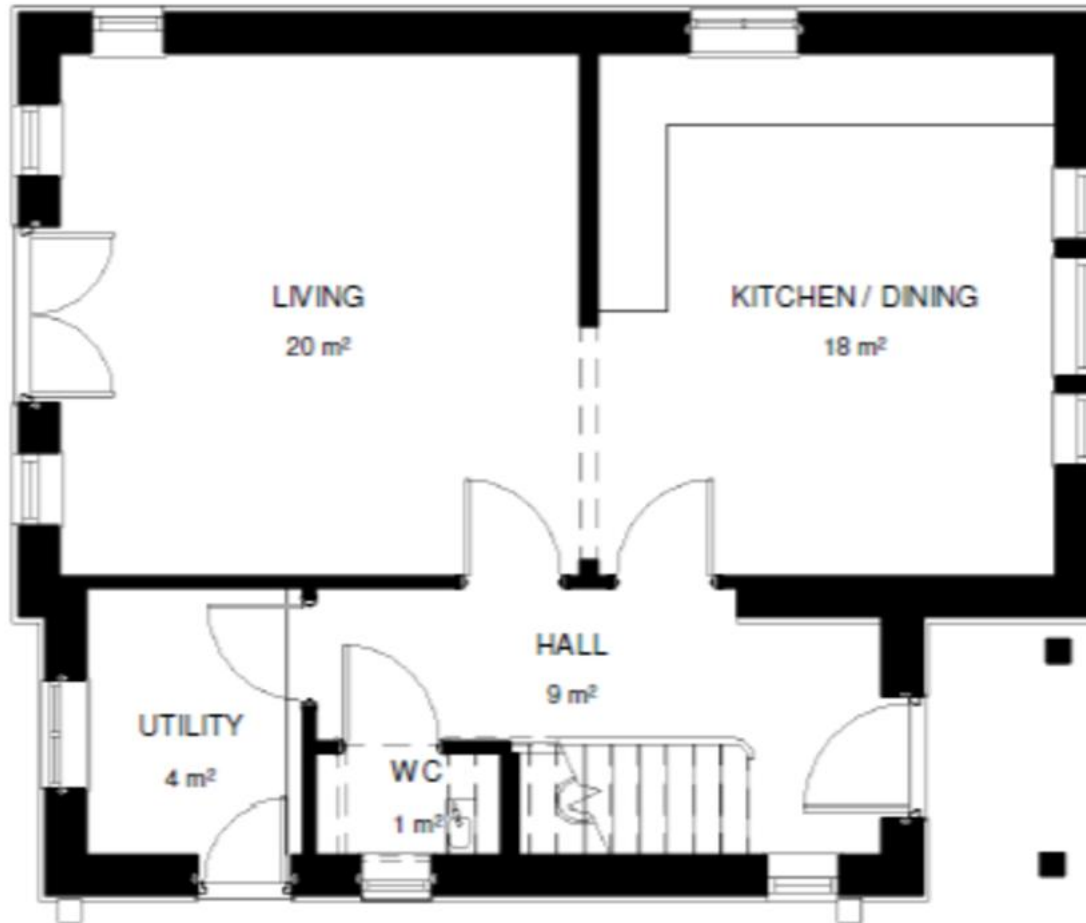
14'7" x 12'6" (4.44m x 3.81m)

#### BEDROOM

13'3" x 10'4" (4.04m x 3.15m)

Bychoice

Bychoice



%epcGraph\_c\_1\_273%

**Bychoice**  
ESTATE AGENTS

New Homes

6 The Traverse, Bury St Edmunds, Suffolk, IP33 1BJ | Tel: 01284 769598

E-mail: burystedmunds@bychoice.co.uk

bychoice.co.uk

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. B2304





Bychoice  
ESTATE AGENTS