



NURSERY BUNGALOW , BROCKFORD, SUFFOLK

An immaculate THREE DOUBLE BEDROOM DETACHED BUNGALOW in Brockford ** LOVELY PLOT ** DOUBLE GARAGE ** PLENTY OF PARKING ** NO ONWARD CHAIN**

LOCATION Brockford is a small hamlet in between Ipswich and Norwich having good road links to both. Debenham which is the nearest town is just over five miles away and benefits from a range of excellent amenities including a CO-OP supermarket, greengrocers, butchers, bakers, hardware store and newsagents. As well as a library, pharmacy, doctors and The Woolpack public house. The village is also served by Debenham High School which has been rated by Ofsted as outstanding and a primary school. The county town of Ipswich is approximately 15 miles to the south and Stowmarket is just over 8 miles away. Both offer further amenities as well as a mainline railway station providing direct links to London Liverpool Street, the journey schedule from Ipswich taking just over the hour.



GUIDE PRICE: £425,000

- *Entrance Hall**
- *Sitting/Dining Room**
- *Kitchen**
- *Main Bedroom with En Suite Cloakroom**
- *Two further Double Bedrooms**
- *Large Wet Room**
- *Double Garage**
- *Parking**
- *Bungalow sits well in generous plot**
- *NO ONWARD CHAIN**

NURSERY BUNGALOW - INTERIOR The Entrance Hall welcomes you into Nursery Bungalow and to the left is the Sitting Room which is light and airy being dual aspect. There is an archway through to the Dining Room and a further doorway back into the hallway and a window overlooking the side garden. Both rooms have laminate flooring and has the "wow" factor of a dual fronted wood burner servicing both rooms. The Kitchen has a range of white wall and base units and laminate worktops over, stainless steel sink and drainer with mixer taps and window above and to the side and a back leading out to the rear garden. There is a built in electric oven, hob with extractor over and space for washing machine, fridge and dishwasher. There is an oil boiler in the kitchen and a shelved airing cupboard in one corner. Further units with a plate rack and cupboards under. In the hallway is a pantry/utility area currently housing a fridge/freezer. It has shelves to one side and a window. To the right of the hallway is Bedroom 2 which is a large double bedroom with a window overlooking the garden and two built in wardrobe cupboards, one with a mirrored door. Bedroom 3 is a further large double and is currently being used as a study/reception room. This has a window to the side and deep wardrobe cupboards in one recess. The Main Bedroom has a window to the side and benefits from an En Suite Cloakroom of wc and wash hand basin. There is a recently refurbished Wet Room which has a large shower screen overhead and hand held shower, wc and wash basin and an opaque window. This completes this immaculate bungalow which would suit a variety of purchasers.

NURSERY BUNGALOW - EXTERIOR On arrival at Nursery Bungalow there are two five bar gates which open out onto a large parking area and to the right is double garage with two up and over doors, light and power, personal door to rear garden and there is plenty of space in the rafters for further storage. The garden wraps around the whole property and is mainly laid to lawn with well established trees, shrubs and flower beds, patio for outside dining which is a very private area.



TENURE The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY Mid Suffolk

Tax Band: C

EPC: TBC

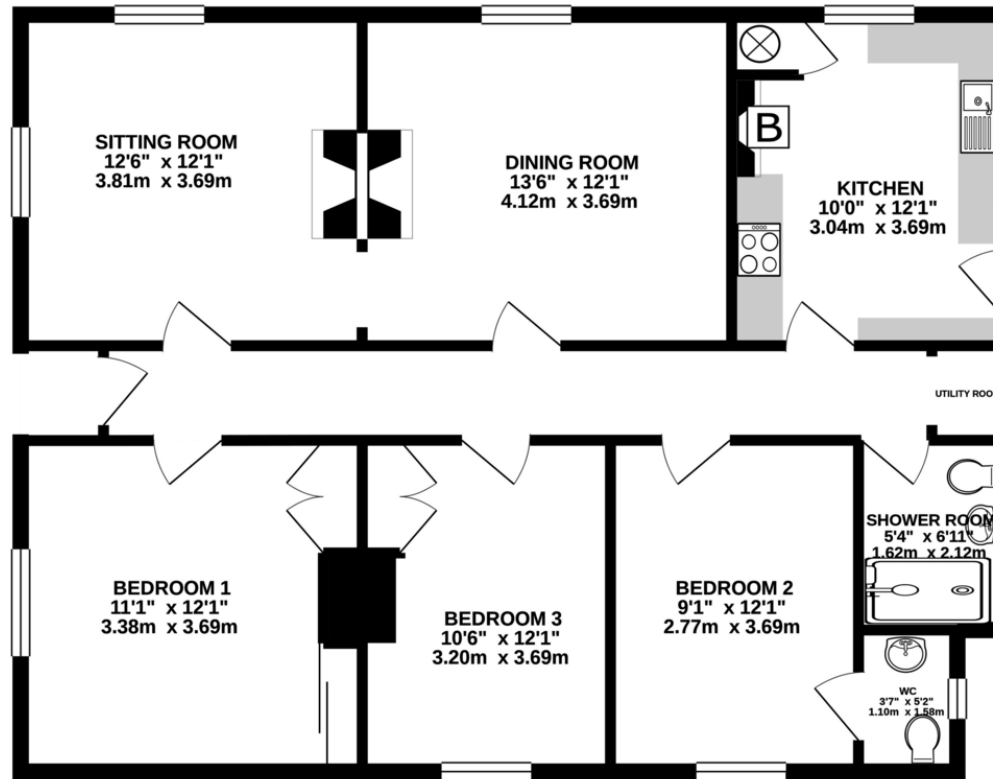
Postcode: IP14 5PE

SERVICES Oil fired central heating, klargester treatment plant for drainage, mains water and electricity.
Dual fronted wood burner to sitting/dining room and double glazed throughout.





GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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