



Oak Trees, Mill Piece, Nacton, IP10 0HQ

£700,000 FREEHOLD

Located adjacent to open fields at the end of a quiet no through road located in the idyllic village of Nacton is this individual and greatly extended four-bedroom detached bungalow offered for sale with no onward chain.

In addition to the four bedrooms the property benefits from wonderful open field views, en-suites to two of the bedrooms as well as a dressing room/walk in wardrobe to bedroom one, ample off road parking and two double garages, with one located at the front of the property and the other located in the rear garden.

The property is set on approximately one third of an acre (STS) and has accommodation of approximately 1893 sqft and briefly comprises entrance hallway, dining room, kitchen, utility area, lounge, bedroom one with en-suite and walk in wardrobe/dressing room, bedroom two with en-suite shower room, two further bedrooms and a family bathroom. Heating is supplied in the form of gas fired central heating to radiators with an additional log burner in the dining room.

Nacton proves an exceptionally popular residential location bordering the Orwell Estuary and is within easy reach of the county town of Ipswich, the market town of Woodbridge and the coastal town of Felixstowe.

With potential of further extensions and improvements (STPP) a viewing is highly recommended to appreciate the rarely available and spacious accommodation on offer.

ENTRANCE DOOR

Opening to :-

ENTRANCE HALLWAY

Solid wood flooring, radiator, access to the loft space, storage cupboard, doors to :-

DINING ROOM 17' 8" x 11' 11" (5.38m x 3.63m)

Tiled flooring, two radiators, window to front aspect, windows and door to rear aspect, wood burner, TV point, opening into :-

KITCHEN 27' 4" x 7' 11" (8.33m x 2.41m)

Fitted worktops with a tiled splashback, fitted storage units above and matching storage units and drawers below, stainless steel one and a half bowl sink unit with mixer tap and single drainer, integrated dishwasher, Neff electric oven with Bosch four ring hob and cooker hood above, Rayburn gas arguer, spotlights, window to side aspect, tiled flooring, opening into :-

UTILITY AREA 8' 7" x 4' 4" (2.62m x 1.32m)

Fitted worktops with a tiled splashback, fitted storage units above and matching units below, stainless steel circular sink unit with single drainer and mixer tap, space and plumbing for washing machine, further space available for a tumble dryer, radiator, tiled flooring, spotlights, door to outside.

LOUNGE 20' x 16' 8" (6.1m x 5.08m)

Two radiators, window to front aspect, windows and doors to rear aspect, TV point, gas fireplace with surround, dado rail, wall lights.

BEDROOM ONE 16' 9" x 13' 2" (5.11m x 4.01m)

Radiator, window to rear aspect, ceiling fan light, wall lights, TV point, door to :-

DRESSING ROOM/WALK IN WARDROBE 7' 10" x 5' 11" (2.39m x 1.8m)

Fitted wardrobes, radiator.

EN-SUITE SHOWER ROOM 7' 9" x 6' 7" (2.36m x 2.01m)

Suite comprising low level WC, vanity hand wash basin with mixer tap and storage cupboard below, shower cubicle, fully tiled walls and floor, radiator, shaver point, obscured window to the side aspect.

BEDROOM TWO 17' 4" reducing to 8' 7" x 14' 11" (5.28m x 4.55m)

Two radiators, windows to both front and side aspect, fitted wardrobe, door to :-

EN-SUITE SHOWER ROOM 7' 9" x 5' 10" (2.36m x 1.78m)

Suite comprising low level WC, vanity hand wash basin, mixer tap, storage cupboard below, shower cubicle, shaver point, radiator, spotlights, extractor, window to front aspect.

BEDROOM THREE 18' 3" x 9' 1" (5.56m x 2.77m)

Radiator, window to rear aspect.

BEDROOM FOUR/STUDY 8' x 7' 5" (2.44m x 2.26m)

Solid wood flooring, radiator, window to front aspect.

FAMILY BATHROOM 10' 3" x 7' 10" (3.12m x 2.39m)

Suite comprising low level WC, hand wash basin with mixer tap and storage cupboard below, panelled bath with tiled surround, storage cupboard, airing cupboard housing hot water cylinder, heated towel rail, shaver point, obscured window to side aspect.

OUTSIDE

The property is set on grounds of approximately one third of an acre (subject to survey) and is located at end of Mill Piece. Driveway enables ample off road parking. The front garden is mainly laid to lawn with an established shrub and plant border with several trees, outside lighting.

FRONT OF PROPERTY DOUBLE GARAGE 18' 3" x 17' 7" (5.56m x 5.36m)

Electric roller door, light and power connected, Vaillant boiler.

REAR GARDEN

The generous sized rear garden has countryside field views and is mainly laid to lawn with established shrub and plant borders, patio area, outside tap, outside lighting and access to :-

SECOND DOUBLE GARAGE (LOCATED IN REAR GARDEN) 17' 5" x 15' (5.31m x 4.57m)

Two up and over doors, light and power connected, service door. Attached to the rear of the garage is a brick built store.

COUNCIL TAX

Band 'F'















