



14 Green Crescent, Bucklesham, IP10 0EA

£325,000 FREEHOLD

A deceptively spacious and extended semi-detached bungalow with superb views over open countryside built in the 1950's of traditional brick cavity wall construction with a rendered finish beneath a pitched tiled roof.

The flexible and well-presented accommodation briefly comprises of entrance hall, lounge (potential to be used as a third bedroom if required), modern fitted kitchen opening into a spacious living room/dining room with extensive views over undulating farmlands and paddocks, two/three bedrooms, and a modern shower room.

Further benefits include a driveway, garage, upvc sealed unit double glazed windows, and gas fired central heating via radiators with a modern combination boiler.

Green Crescent is a residential cul de sac in the popular village of Bucklesham bordered by open countryside with easy road access to the county town of Ipswich, market town of Woodbridge and the coastal town of Felixstowe in addition to being a few miles from a retail park nearby at Martlesham.

Double glazed entrance door opening to

ENTRANCE HALLWAY

Access to boarded loft space with electric light, combination gas fired boiler and pull down loft ladder. Radiator.

UTILITY CUPBOARD

Fitted work top, space and plumbing for automatic washing machine, Washing machine to remain, chrome heated towel rail, double glazed window to the side aspect.

LOUNGE 14' 6" x 11' 10" (4.42m x 3.61m)

(Potential to be used as a third bedroom if required). Fireplace surround with electric fire, T.V. Point, radiator, double glazed window to the front aspect.

KITCHEN 14' 8" x 12' 3" (4.47m x 3.73m)

Fitted with a comprehensive range of Farmhouse style units comprising base cupboards and drawers, saucepan drawers, work surfaces over, inset stainless steel single drainer sink unit with mixer tap, tiled splash back, matching eye level cupboards, corner carousel, pull out larder unit, Hotpoint gas four ring hob with stainless steel extractor hood over, matching stainless steel double oven, integrated dish washer, fridge/freezer to remain, ceiling spotlights, anthracite vertical radiator, double glazed window to the side aspect, throughway with views of paddocks and farmland. Access to

LIVING ROOM/DINING ROOM/CONSERVATORY 23' 6" x 11' 10" (7.16m x 3.61m)

Two radiators, T.V. point, wall mounted flat screen T.V. glazed pitched roof with two ceiling fans, extensive upvc sealed unit double glazed windows and French doors with extensive views over surrounding open countryside and paddocks.

BEDROOM 1. 14' 6" x 11' 10" (4.42m x 3.61m)

Radiator, double glazed window to the front aspect.

BEDROOM 2. 12' 0" x 9' 0" (3.66m x 2.74m)

Radiator, double glazed window to the rear aspect.

SHOWER ROOM

Modern white suite comprising pedestal wash hand basin with mixer tap, high level W.C., part tiled walls, walk in shower area with glazed screen and twin head shower unit, non-slip flooring, chrome heated towel rail/radiator, extractor fan, double glazed window to the rear aspect.

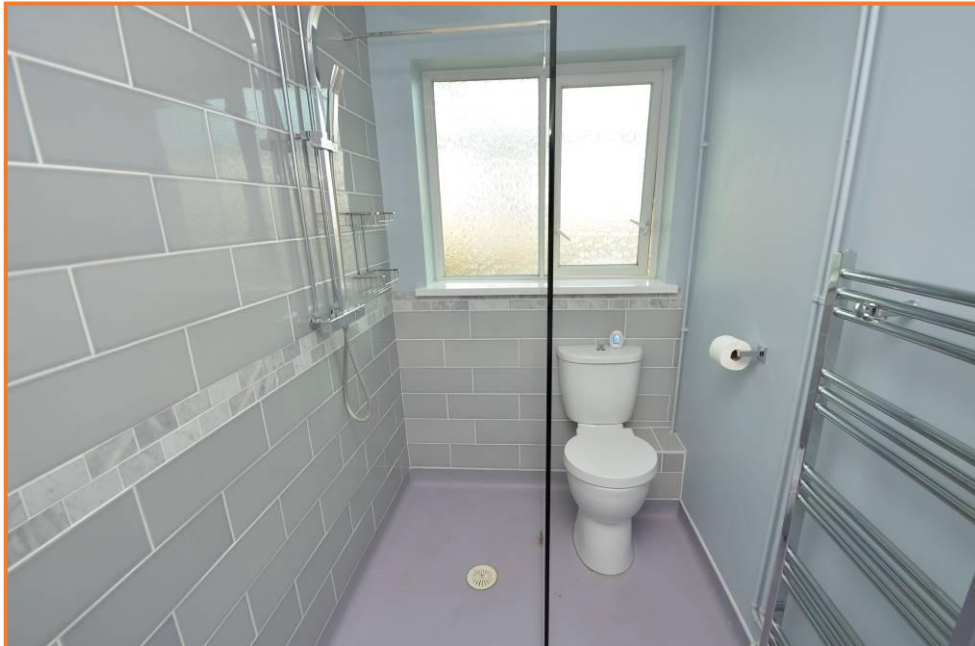
OUTSIDE

To the front of the property there is an easy to maintain garden laid to lawn with shrub borders, adjacent driveway, trellis archway, access to the entrance door and to a single GARAGE 16'6" x 7'6", with up and over door, power and light connected.

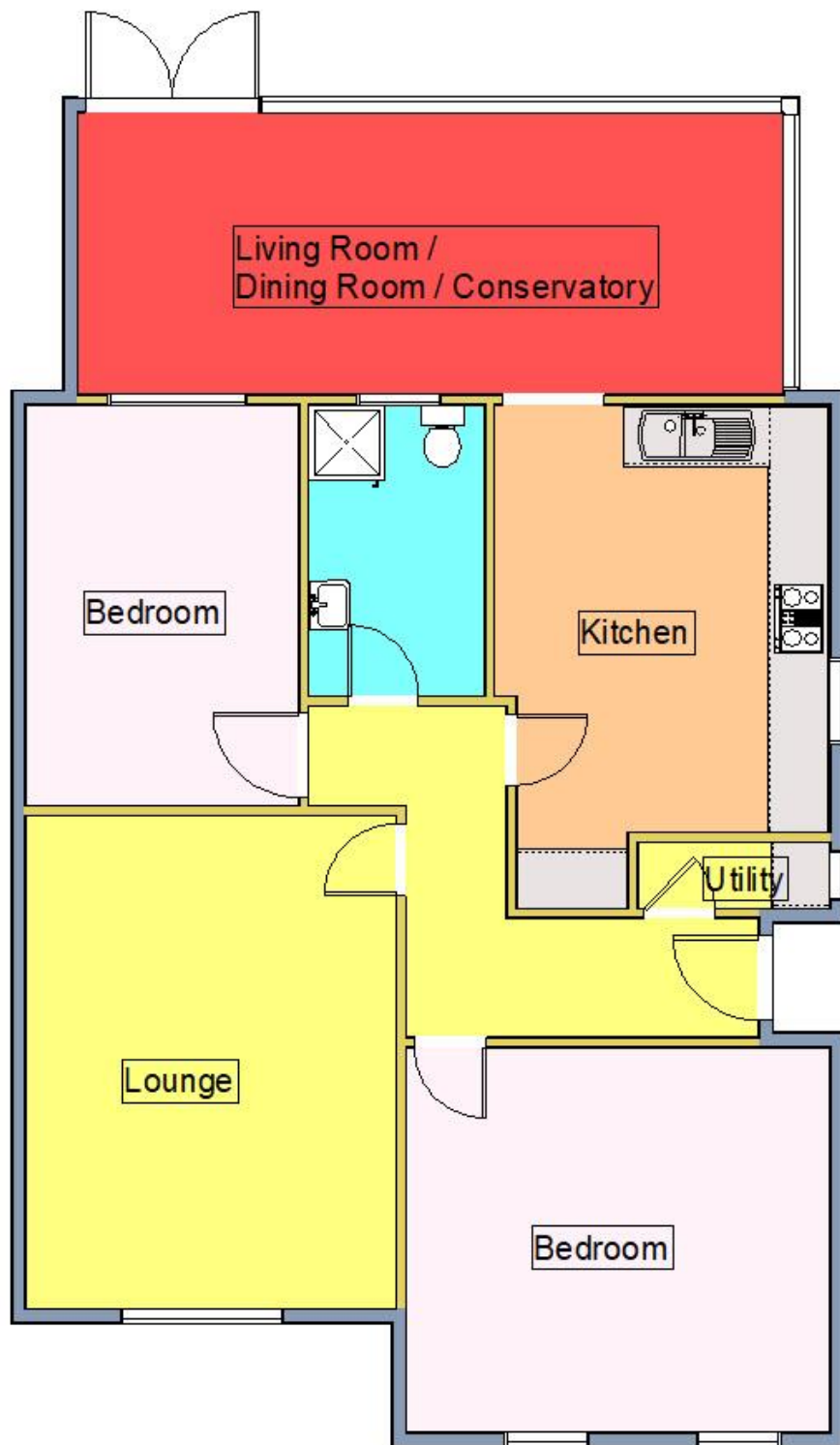
To the rear of the property there is an attractive garden backing onto paddocks and with beautiful views over undulating countryside.

The garden partly laid to lawn with well stocked flower and shrub borders, crazy paved pathways, timber storage shed,









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 