



Grange Meadow, Finneys Drift, Nacton, Ipswich, IP10 0HF

£500,000 FREEHOLD

**DIAMOND
MILLS**

Established 1908

An exceptional three bedroom detached chalet with three reception rooms and two bathrooms set in partly wooded 1/2 acre gardens and grounds down a 'no through road' in the popular village of Nacton on the shores of the River Orwell. The property now requires updating, but it is in a wonderful spot.

HALL

With radiator, cloaks cupboard and stairs to first floor.

LIVING ROOM (N,E&S)

23' x 12' (7.01m x 3.66m) The focal point of the room is an open fireplace with wood burning stove. Two Radiators. Sliding doors to the conservatory.

CONSERVATORY (S)

13' 9" x 6' 6" (4.19m x 1.98m) Of UPVC double glazed construction under a polycarbonate roof.

DINING ROOM (N&W)

11' 9" x 10' 6" (3.58m x 3.2m) There is a radiator in this room.

KITCHEN (S)

11' x 11' (3.35m x 3.35m) Fitted with a range of wall and base units and an enamel one and a half bowl sink unit with single drainer. There is an electric cooker point and a gas fired boiler. There is a door to the rear hall and an archway to the breakfast room.

BREAKFAST ROOM

7' 6" x 10' (2.29m x 3.05m) There is a radiator in this room.

BEDROOM (N)

17' 6" x 13' 6" (5.33m x 4.11m) Radiator. Door to bathroom and opening to snug.

SNUG (S)

9' 6" x 6' 3" (2.9m x 1.91m) With radiator and external door.

BATHROOM (S)

7' 4" x 6' 6" (2.24m x 1.98m) Fitted with a three piece suite comprising bath, wash basin and low level WC. Radiator and electric radiator.

UTILITY (E&S)

8' 2" x 6' 6" (2.49m x 1.98m) With sink unit and plumbing for a washing machine. External door.

LANDING (N)

8' 4" x 6' 4" (2.54m x 1.93m) There is access to the loft void from the landing.

BED (N&S)

13' 3" x 10' 3" (4.04m x 3.12m) There are wardrobe cupboards and eves cupboards in this room. Radiator.

BATHROOM (S)

8' 4" x 6' 4" (2.54m x 1.93m) Fitted with a three piece white suite comprising bath with electric shower over, wash basin and Low level WC. Boiler. Radiator. Airing cupboard housing the hot water cylinder.

BEDROOM (E&S)

13' 3" x 12' (4.04m x 3.66m) With wardrobe cupboards and radiator.

OUTSIDE THE FRONT

The drive leads in to a parking area adjacent to the double garage. There is an area of lawn and a terrace.

DOUBLE GARAGE

19' x 19' (5.79m x 5.79m) With two up and over doors. Power and light connected. The solar panel system is in the garage.

THE REAR GARDEN

This is a particularly attractive part of the property. Immediately to the rear of the dwelling is a paved terrace beyond with an extensive 1/2 acre partly wooded gardens and grounds extend away to the South.

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is C(69) with a potential of B(81) which is valid until January 2035

COUNCIL TAX BAND

F

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

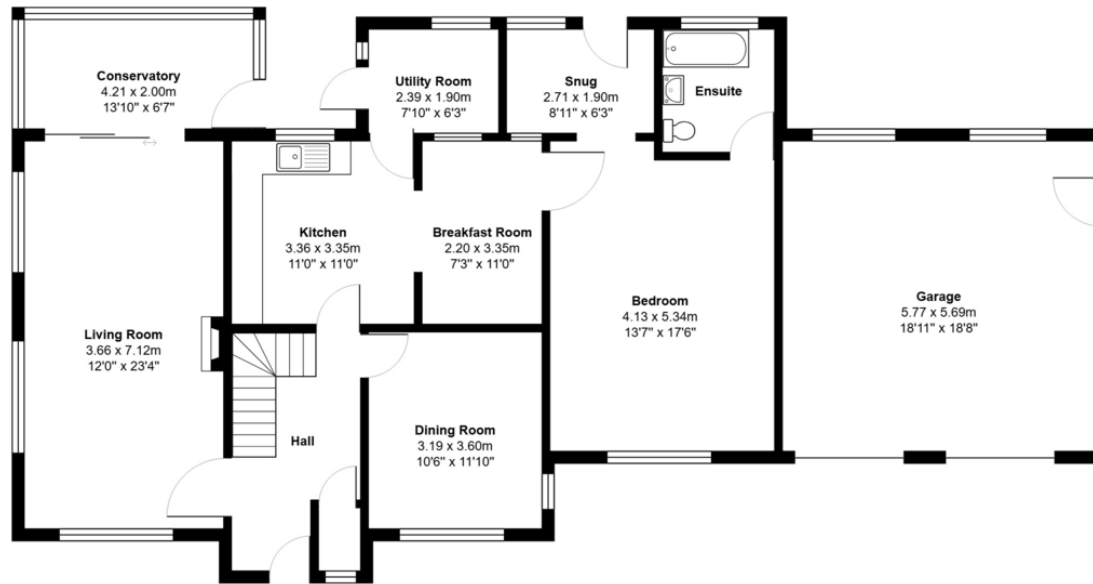




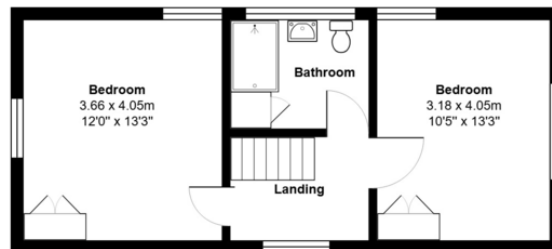
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Ground Floor



Room In Roof



Total Area: 192.0 m² ... 2066 ft²