



17 SQUIRRELLS MILL ROAD

FROST & PARTNERS

17 SQUIRRELLS MILL ROAD

BILDESTON, IPSWICH | SUFFOLK | IP7 7DY



A substantial and very well presented five bedroom detached house with a detached double garage, off road parking for two vehicles and good sized gardens. All situated in a small cul-de-sac close to the centre of the popular village of Bildeston.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the sitting room, kitchen/breakfast room, cloakroom and study, which has dual aspect windows to the front and side. The sitting room also has dual aspect windows to the front and side, an electric fireplace with stone hearth and an opening to the dining room, which has a door to the kitchen/breakfast room and double glazed sliding doors overlooking and leading out to the rear gardens.

The kitchen/breakfast room has a window to the rear overlooking the gardens and double glazed sliding doors overlooking and leading out to the same and comprises a stainless steel sink unit inset a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated double oven, hob with extractor above, space and plumbing for dishwasher and door to the utility room, which has a window to the side and comprises a sink unit inset into worksurfaces, oil fired boiler, space and plumbing for a washing machine and a door leading out to the side.



On the first floor, there is a spacious landing with a window to the front, double width airing cupboard and doors to the five bedrooms and bathroom. The principal bedroom benefits from built-in double wardrobes and an en-suite shower room.

Outside, to the front, the garden is laid to lawn with a variety of mature shrubs and a small tree and there is a driveway providing off road parking for two vehicles and leading to a detached double garage with electric doors. To the rear, the garden is laid to a mixture of terraced seating areas with a selection of mature trees, shrubs and plants. All bounded close boarded fencing.

Guide price £500,000

Additional Information

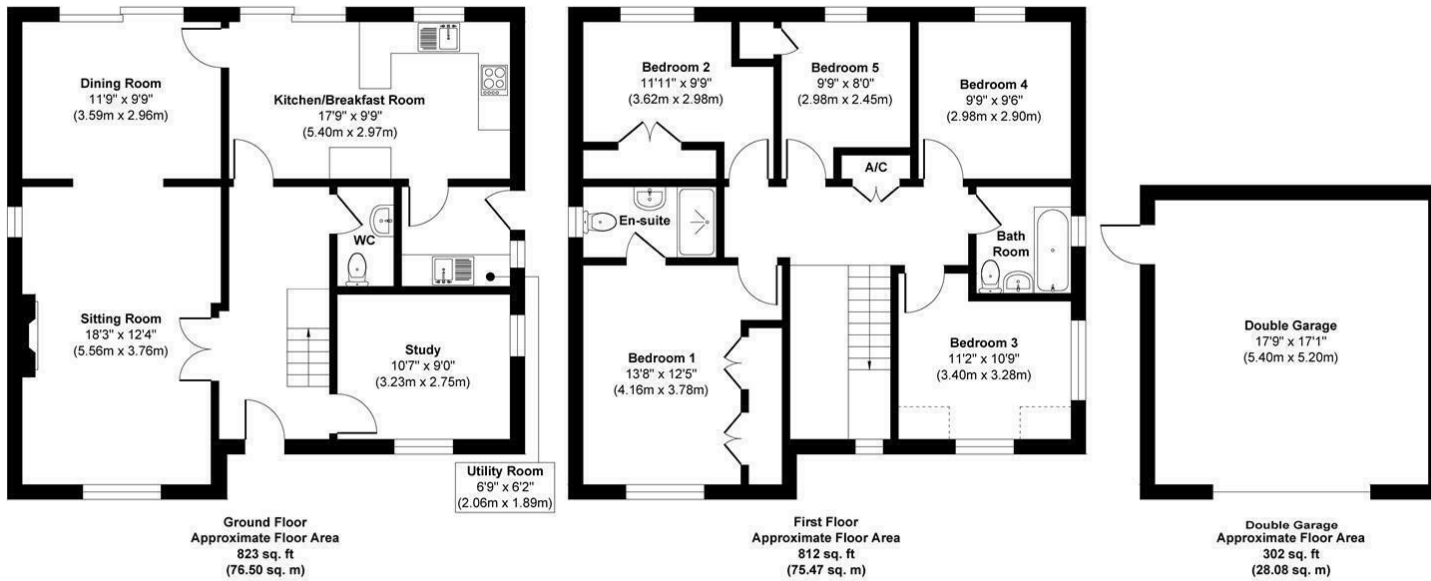
Tenure: Freehold

Local Authority: Babergh District Council

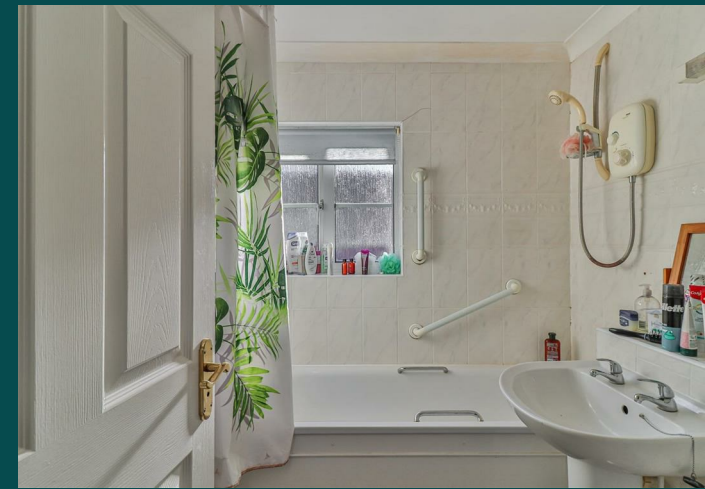
Council Tax: E



17 Squirrells Mill Road, Bildeston, IP7 7DY



Approx. Gross Internal Floor Area 1636 sq. ft / 151.98 sq. m. (Excluding Garage & Under 1.50m)
Illustration for identification purposes only, measurements approximate, not to scale.



FROST & PARTNERS

Frost & Partners
62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456
E. sales@frostandpartners.co.uk
www.frostandpartners.co.uk

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	