



HOMELEA WATTISHAM ROAD

FROST & PARTNERS

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## BILDESTON, IPSWICH | SUFFOLK | IP7 7EG



A beautifully presented three bedroom detached bungalow with kitchen/dining room, sitting room, conservatory, bathroom and utility, together with generous and well maintained gardens, single garage and off road parking.

The property benefits from UPVC double glazed windows and doors throughout and oil fired radiator heating, with a recently installed boiler and oil tank.

As you enter the property, there is a spacious L-shaped entrance hall with doors to the kitchen/dining room, bathroom and sitting room, which has a window to the front and patio doors to the rear overlooking and leading out to the gardens. The kitchen/dining room has a window to the rear and comprises a one and a half bowl porcelain sink inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, range of integrated appliances including; electric double oven, dishwasher, fridge/freezer and four burner hob with extractor over and with glazed doors leading to the conservatory, which is set on a brick plinth with glazing to 3 sides and French doors leading out to the gardens. There is also a utility area with space and plumbing for a washing machine and a range of work surfaces and storage.

Bedroom 1 has a window to the rear and 2 built-in double wardrobes. Bedroom 2 also has a window to the rear an extensive range of built-in wardrobes.



Bedroom 3 has a window to the front and is currently being used as an office. The modern bathroom has a window to the rear and a white suite comprising a large walk-in shower, vanity unit incorporating wash basin, storage and wc with concealed cistern.

Outside, to the front, there is a driveway (shared right of way with the neighbouring property) providing ample off road parking and leading to the single garage. The gardens are of a generous size to the front and the rear and are laid mainly to lawn with with a variety of mature plants, shrubs and trees. All bounded by mature hedging.

Guide Price - £450,000

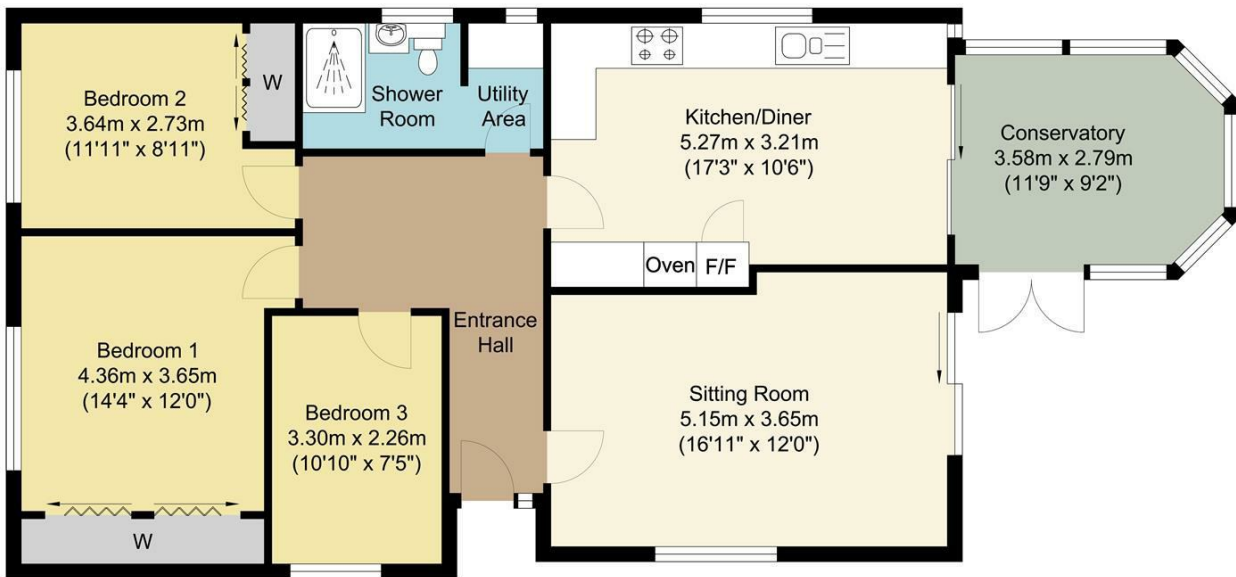
### **Additional Information**

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D





Approximate Floor Area  
1030.21 sq. ft.  
(95.71 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



# FROST & PARTNERS

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**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			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	