



NAUFIELDS NEW ROAD

FROST & PARTNERS

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NAUGHTON, IPSWICH | SUFFOLK | IP7 7BX



A three bedroom bungalow with sitting/dining room, kitchen/breakfast room, garden room and bathroom, together with beautiful gardens, an integral garage/workshop and off road parking for several vehicles. All located in a peaceful countryside location in the popular village of Naughton.

As you enter the property, there is a hallway with a window to the front and a door to the sitting/dining room, which has twin windows to the side offering far reaching countryside views, red brick fireplace housing a wood burning stove, glazed doors to the kitchen/breakfast room and door to an inner hallway; which accesses the bedrooms and bathroom and has access to the roof space and a built-in storage cupboard.

The kitchen/breakfast room has twin windows to the rear overlooking the gardens and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated electric oven with four burner gas hob, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer and door to the garden room, which has glazing to the rear including sliding doors overlooking and leading out to the rear gardens, oil fired combination boiler, cupboard housing a water softener, ceramic tiled flooring and door to the large garage/workshop.



Bedroom 1 has a window to the rear and an extensive range of built-in bedroom furniture. Bedroom 2 has a window to the front and a range of built-in bedroom furniture and bedroom 3 is L-shaped with a window to the front and a range of built-in office furniture.

Outside, to the front, there is driveway providing off road parking for several vehicles and access to the garage. To the rear the gardens have been beautifully maintained and are laid to expanses of lawn with a paved terraced area, range of mature flower and shrub borders, timber pergolas, vegetable patches, a greenhouse, range of garden sheds and solar panels.

Guide Price - £500,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: C





Approximate Floor Area
(Includes Garage)
1748.05 sq. ft.
(162.40 sq. m)

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



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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		85
(69-80) C	74	
(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	