



5 JUBILEE MEADOW

FROST & PARTNERS

# 5 JUBILEE MEADOW

NEDGING TYE, IPSWICH | SUFFOLK | IP7 7FJ



\*\*\*LAST BUNGALOW REMAINING WITHIN THIS SELECT NEW DEVELOPMENT\*\*\*

A brand new three bedroom detached bungalow, which has been finished to an exceptionally high standard, including a detached single garage, off road parking and a good size rear garden, forming part of this new development of six detached bungalows. All situated in the quiet hamlet of Nedging Tye in the beautiful Suffolk countryside, which is just a short drive from the towns of Needham Market, Stowmarket and Hadleigh, which all offer an array of local shops and amenities.

The property has been built by a reputable local developer and benefits from double glazed windows and underfloor heating throughout and includes a 10 year warranty.

As you enter the property, there is a spacious hallway with doors accessing all of the accommodation. The kitchen/dining room has a window to the front, glazed door to the side and comprises a stainless steel sink inset into Quartz effect worksurfaces with an extensive range of grey Shaker style units above and below and a range of high quality integrated appliances including; fridge/freezer, washing machine, dishwasher, single oven and induction hob with extractor over. The living room has French doors with glazed side lights to the rear overlooking and leading out to the gardens and space for a log burner.



The principal bedroom has a window to the rear overlooking the gardens, built-in wardrobe and a door to a luxury en-suite shower room. Bedrooms 2 and 3 both have windows to the front. The luxury bathroom has a window to the side and a contemporary suite comprising marble effect half-tiled walls, panelled bath with shower attachment, wc and vanity wash basin.

Outside, to the front, the garden is laid to lawn with a pathway leading to the front door and there is a driveway providing off road parking and leading to a detached single garage. To the rear, the gardens are laid predominantly to lawn and bounded by close boarded fencing.

Guide Price - £399,000

### **Additional Information**

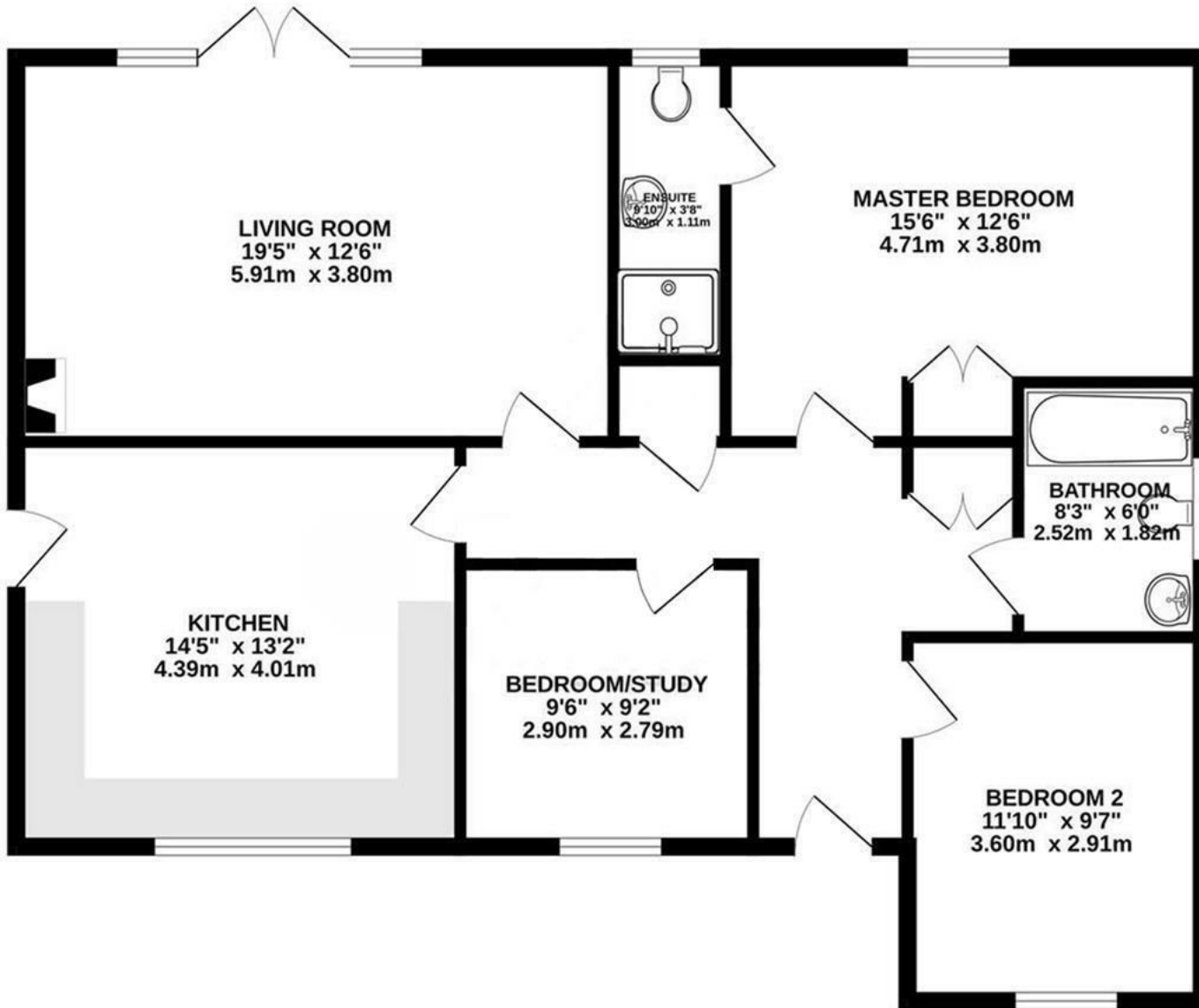
Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: New Build



**GROUND FLOOR**  
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	