



Fair Steadings Nedging Road, Nedging Tye

Ipswich IP7 7HW

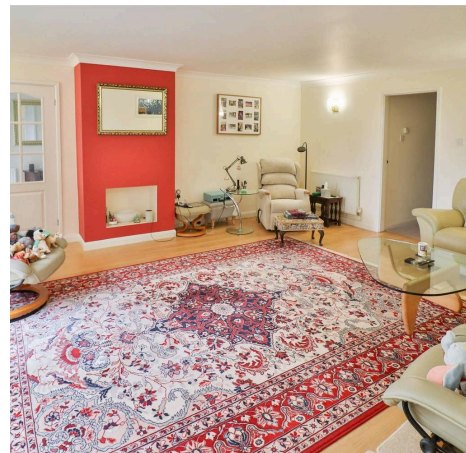
Guide Price £525,000

Fair Steadings

A very well presented three bedroom detached bungalow with kitchen/diner, sitting room, conservatory, utility, cloakroom and two en-suite shower rooms, together with beautifully maintained gardens, single garage and off road parking for several vehicles.

As you enter the property there is a spacious hallway with a door to the large cloakroom and to the sitting room. The sitting room has a picture window overlooking the front garden and countryside beyond. From here a door leads to an inner hallway which provides access to rest of the bungalow. One door leads to the utility and outside via a half glazed access door. The utility comprises of a Butler style sink unit, work surfaces with cupboards and drawers below, with matching wall mounted cupboards. An oil fired boiler is present and space for a washing machine, tumble drier and upright freezer.

The kitchen/diner can be accessed through here, or a separate door further down the inner hallway. The kitchen/diner has a window and half glazed door to the side with French doors leading through to the conservatory. The kitchen comprises of a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, range of integrated appliances including; double oven, induction hob with extractor above, fridge and dishwasher. The conservatory has a glazed, vaulted roof and full height glazing, providing wonderful views over the rear garden and access to the patio and garden.



Fair Steadings

Bedroom 1 has French doors overlooking and leading out to the rear gardens and a door to an en-suite shower room. Bedroom 2 has a window to the side and also benefits from an en-suite shower room. Bedroom 3 has dual aspect windows and could alternatively serve as additional living space. There is also a cloakroom comprising a wall mounted wash basin, wc and range of built-in storage cupboards.

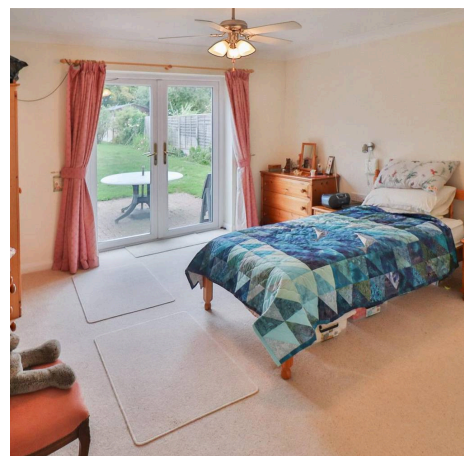
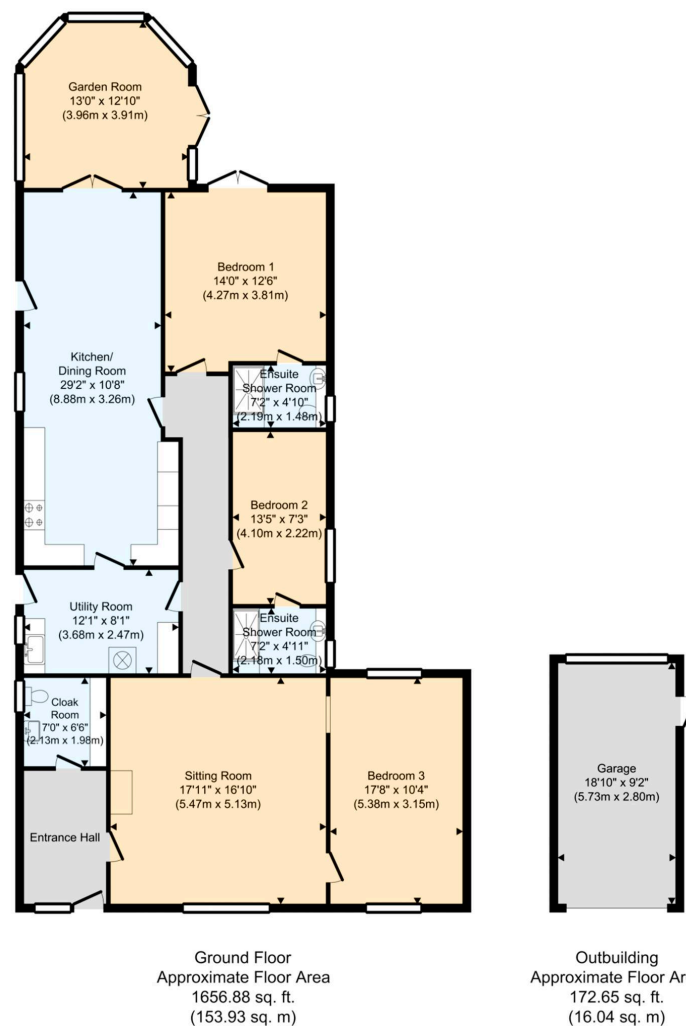
Outside, to the front, there is a good sized garden, laid mainly to lawn with natural hedge borders and a block paved driveway providing off road parking for several vehicles and leading to a detached single garage. To the rear, the gardens are laid mainly to lawn with flower and shrub borders and a paved terrace. All bounded by a mixture of fencing and hedging.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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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.



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