



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

WORKSHOP LANE, NACTON, IP10 0HG

TENURE : FREEHOLD

OFFERS OVER £475,000

- Semi-Detached Home
- Kitchen/Diner
- Garage & Driveway
- Four Bedrooms
- Living Room & Study
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

A welcoming hallway with stairs off to the first floor, with a glass balustrade, fitted storage unit beneath and doors to...

Cloakroom

Fitted with a WC and wash basin.

Kitchen/Diner 9.12m x 2.67m (29' 11" x 8' 9")

Fitted with a range of wall and base units, work surfaces over, built-in electric double oven, hob and cooker hood, inset sink unit, window to front and rear aspect and a door giving access to the rear garden.

Living Room 7.46m x 4.88m (24' 6" x 16')

(Max measurements of L-shape room provided) With double doors overlooking and giving access to the rear garden, window to front aspect, wiring in place for home cinema surround-sound system and door to the...

Study 2.68m x 1.89m (8' 10" x 6' 2")

With fitted storage, window to rear aspect and an internal door to the Garage.

First Floor Landing

With doors to...



Bedroom One & En-Suite 3.86m x 3.58m (12' 8" x 11' 9")

(Bedroom measurement only) A generous double bedroom with window to front aspect and a door leading to a walk-in wardrobe/dressing area and an En-Suite bathroom comprising a WC, wash basin and bath.

Bedroom Two 6.92m x 2.80m (22' 8" x 9' 2")

A characterful bedroom with a raised platform, built-in storage and skylight windows to front and rear aspect.

Bedroom Three 4.45m x 2.66m (14' 7" x 8' 9")

With window to rear aspect.

Bedroom Four 3.19m x 2.53m (10' 6" x 8' 4")

With fitted storage and window to rear aspect.

Shower Room

Fitted with a shower enclosure, WC and wash basin.

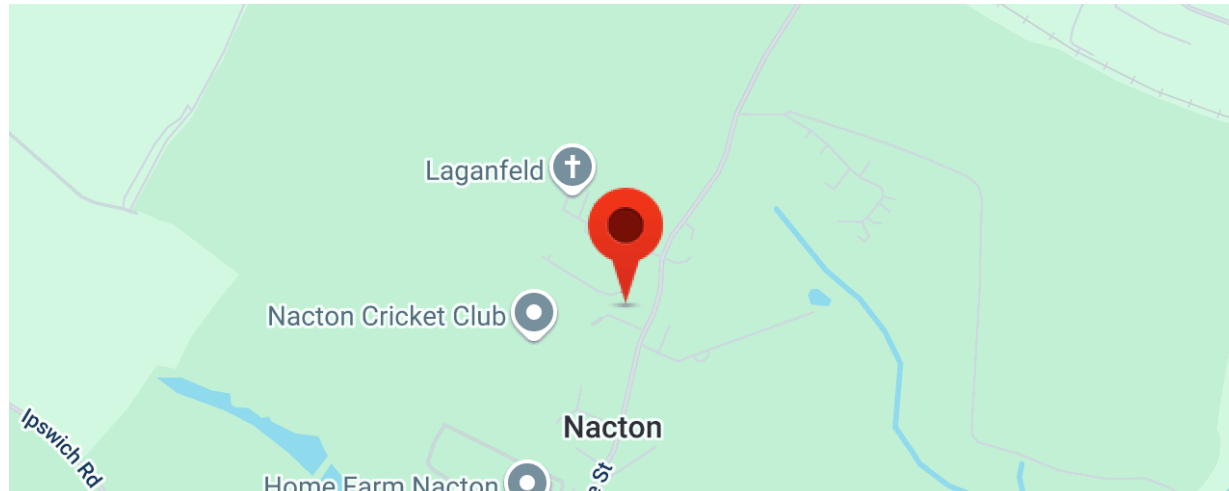
Outside

To the front of the property is a shingled driveway with mature tree, shrubs, and hedging, side pedestrian access to the rear garden and access to the Garage (5.23m X 2.88m), which has power and light connected. The rear garden has a patio area, lawn and fencing to boundaries.

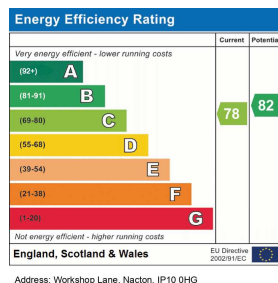
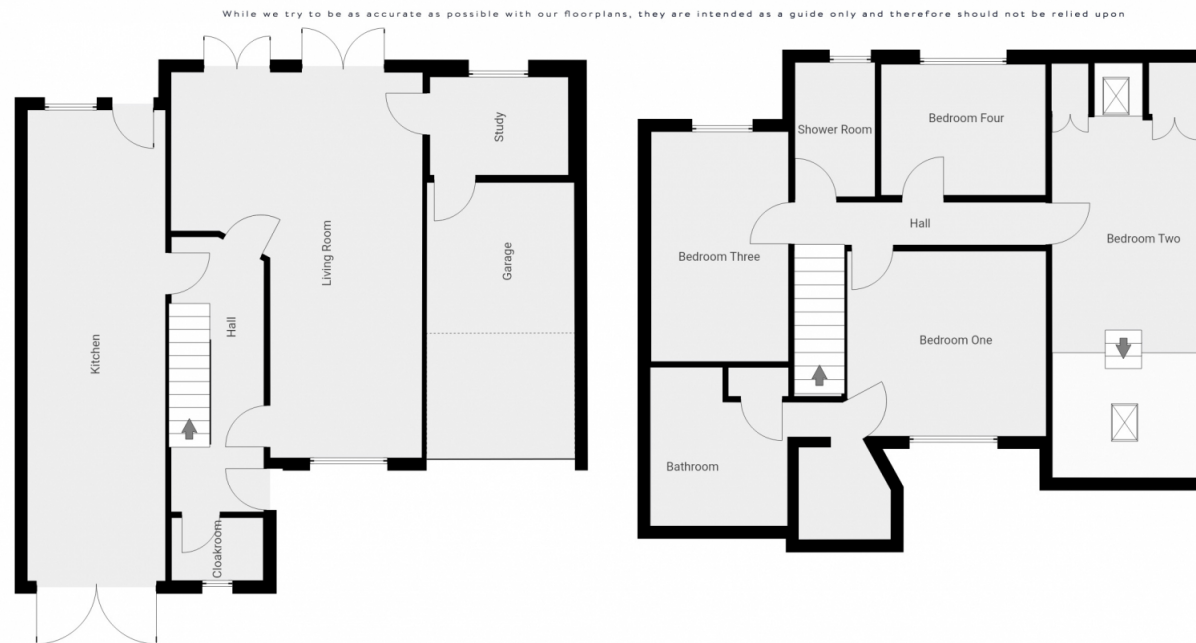
THE PROPERTY & LOCATION

An extended semi-detached home within a popular village on the outskirts of Ipswich. The property offers well-proportioned accommodation comprising an entrance hall, cloakroom, kitchen/diner, living room, study, four bedrooms, an en-suite bathroom and walk-in wardrobe to the principal bedroom and a further shower room. There's off-road parking, double-glazed windows, solar panels and no onward chain.

Nacton Village is situated on the eastern outskirts of Ipswich, with easy access to Martlesham, Woodbridge and the A12/14 trunk roads. There's access to the River Orwell, a fantastic village pub, and a thriving community. Nearby Ipswich has all the facilities you'd expect of a county Town, including numerous schools, leisure and retail facilities and a mainline railway station with direct route to London Liverpool St.



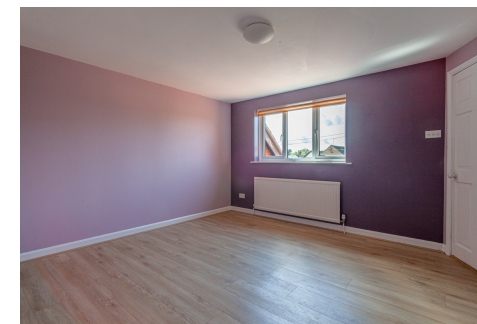
TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : D

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given