



NACTON, IP10

TENURE: FREEHOLD

GUIDE PRICE £495,000

- Detached Bungalow
- En-Suite & Family Bathroom
- Garage & Driveway
- Four Bedrooms
- Two Reception Rooms
- No Onward Chain

## THE ACCOMMODATION







### Entrance Hall

A spacious hallway with built-in storage, an airing cupboard and doors to...

#### Cloakroom

Fitted with a WC and wash basin.

Living Room 6.16m x 4.24m (20' 3" x 13' 11")

A large living room with a fireplace, window to front aspect and sliding patio doors overlooking and giving access to the rear garden.

Dining Room 3.57m x 3.45m (11' 9" x 11' 4") With window to rear aspect.

**Kitchen** 3.97m x 2.97m (13' x 9' 9")

Fitted with a range of wall and base cabinets with work surfaces over, built-in electric oven, gas hob and cooker hood, inset sink/drainer unit, window to rear aspect and door to

Utility Room 3.08m x 1.97m (10' 1" x 6' 6")

With fitted cabinets, plumbing for washing machine and door to the rer garden.

Bedroom One & En-Suite 4.08m x 3.97m (13' 5" x 13') (Bedroom measurement only) A large double bedroom with an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

Bedroom Two 3.98m x 3.97m (13'1" x 13') Another large double bedroom.

Bedroom Three 4.19m x 2.95m (13' 9" x 9' 8")
A third double with window to rear aspect.

Bedroom Four 2.97m x 2.88m (9' 9" x 9' 5") With window to front aspect.

### Bathroom

Fitted with a WC, wash basin, panelled bath and shower enclosure.

#### Outside

To the front of the property is a shingled driveway providing off-road parking for several cars and access to the garage, which has an up-and-over door and power and light connected. There's a wrap-around lawn with a cherry blossom tree and a magnolia. Side pedestrian access leads to the rear garden which has a patio area, well-stocked beds and lawn, with a greenhouse, garden shed and fencing to the boundary, with a gate that leads out on to the cricket field.

# THE PROPERTY & LOCATION

A spacious and well-maintained detached bungalow within a popular culd-de-sac in the pretty village of Nacton. The generously proportioned accommodation comprises an entrance hall, living room, dining room, kitchen, four bedrooms, bathroom and an en-suite. There's also a garage, driveway and a pleasant garden backing on to the cricket ground.

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.





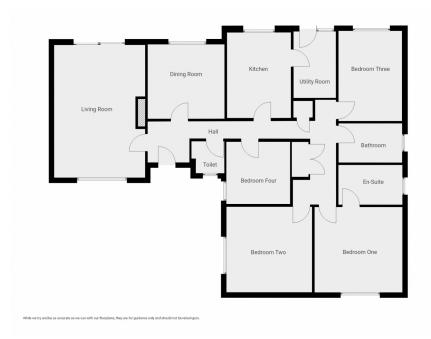


















# Council Tax Banding: F

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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