



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

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/drain 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 rear 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 cul-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.



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



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



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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