



Rock Estates



Crowcroft Road

Nedging Tye, Ipswich, IP7 7HR

Offers in excess of £340,000



With remarkable views overlooking open farmland is this well presented semi-detached, two bedroom home. Located in the rural Suffolk village of Nedging Tye, the property has ample countryside walks on its door step waiting to be explored. The property comprises of a substantially sized open plan living/ dining room, kitchen and utility room, cloakroom and two bedrooms to the first floor serviced by an impressive bathroom with freestanding bath and shower.

The landscaped rear garden is predominantly laid to lawn but offers multiple seating areas perfectly positioned to enjoy the un-interrupted field views, vegetable patches and a handy timber-framed outbuilding currently used as a home office space. There is a detached garage/ workshop and a further log store. To the front of the property there is ample off road parking for multiple vehicles with the potential to create more. The property has been finished to a high standard and benefits from a wood burner in the living room, whilst also having oil fired central heating and underfloor heating in the bathroom. The property is connected to mains water and drainage system.

The nearby village of Bildeston offers a variety of amenities, public houses, schools and doctors surgery. Whilst the slightly further afield towns of Stowmarket and Hadleigh also offer a range of amenities and schools, with a direct rail line link to London Liverpool Street from Stowmarket train station.



Hallway

Oak effect laminate flooring. Stairs to first floor. Coving. Radiator. Oak door to:

Living Room 15'1" x 9'1" (4.6 x 2.77)

Double glazed window to front. Chimney breast with inset wood burner stove on a slate hearth. Oak effect laminate flooring. Coving. Radiator. Opening to:

Dining Room 12'7" x 11'1" (3.85 x 3.39)

Oak effect laminate flooring. Fireplace. Coving. Radiator. Opening to:

Kitchen 18'1" x 6'4" (5.53 x 1.95)

Two double glazed windows over looking the rear garden. Part double glazed door opening to the rear garden. Range of wall and floor mounted units and drawers. Solid oak work surfaces. Part tiled walls. Butler style sink with mixer tap over. Integrated dishwasher. Space for range cooker and extractor hood above. Space for free standing fridge/freezer and wine cooler. Coving. Oak door to:

Utility Room 7'10" x 5'11" (2.39 x 1.82)

Double glazed window to side. Range of floor units. Solid wood work surface. Butler style sink with mixer tap over. Space and plumbing for washing machine. Oak door leading to:

Cloakroom

Double glazed window to side. Low level W.C. Basin with tiled splashback and storage below. Chrome heated towel rail.

Landing

Double glazed window to side. Oak doors to:

Bedroom One 13'11" x 9'1" (4.25 x 2.79)

Tow double glazed windows to front. Walk in storage cupboard. Airing cupboard. Loft access. Coving. Radiator.

Bedroom Two 11'11" x 9'11" (3.65 x 3.03)

Double glazed window to rear. Coving. Radiator.

Bathroom 8'7" x 8'3" (2.63 x 2.54)

Double glazed window to rear. Free standing roll top bath. Double shower enclosure. Low level W.C. Hand wash basin with storage below. Tiled flooring with electric underfloor heating. Part tiled walls. Spotlights. Coving. Chrome heated towel rail.

Rear Garden

The large private rear garden enjoys uninterrupted field views and has been thoughtfully landscaped. The garden is predominantly laid to lawn with There a multiple decked seating areas with one benefiting from a timber pergola. The garden is adorned with mature trees and plants and mature hedge border. To the bottom of the garden there are multiple vegetable patches with greenhouse. Screened oil tank. Access to:

Home Office

Cabin with power and light connected with glazed windows and doors. Currently used as a home office but can cater for a variety of uses.

Workshop / Garage

Large storage area with double doors opening to the driveway. Power and light connected and personal door to rear garden. Attached to the rear of the workshop is a separate log store.

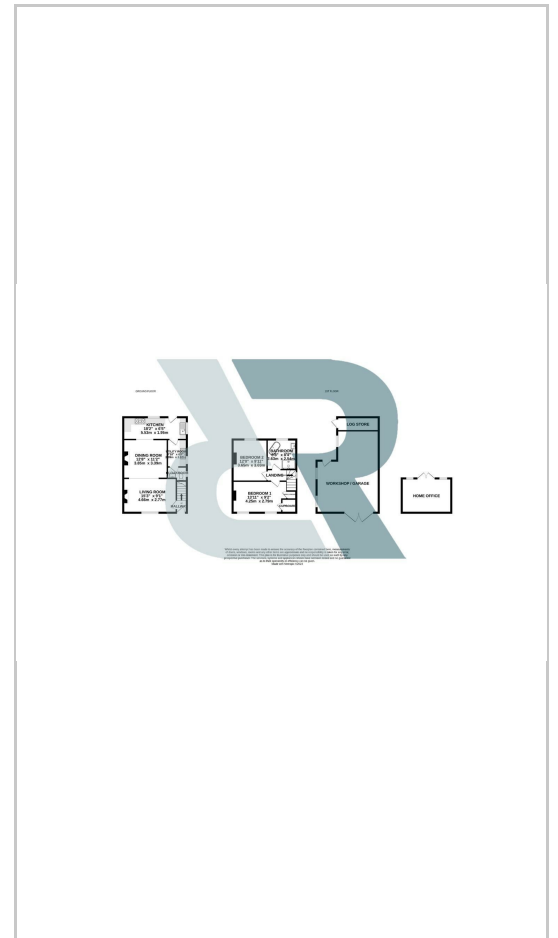
Agents Note

The property has oil fired central heating through radiators. Mains water and drainage is also connected.

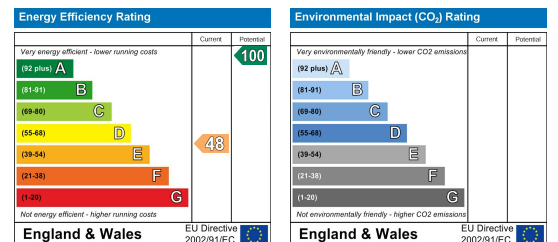
Area Map



Floor Plans



Energy Efficiency Graph



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