



Rock Estates

Bourne Hill

Wherstead IP2 8ND

Guide price £500,000





# Bourne Hill

Wherstead IP2 8ND

**\*\* GUIDE PRICE £475,000-£500,000 \*\***

Nestled in the desirable area of Bourne Hill, Wherstead, this splendid detached house offers an exceptional living experience. With three generously sized bedrooms, with ensuite to master, wet room and two reception rooms, this property is perfect for families or those seeking extra space. One of the standout features of this property is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the beauty of the surrounding landscape. The property also boasts ample off road parking and rear and front gardens.

This home presents a wonderful opportunity for those looking to settle in a charming and picturesque area. With its spacious layout, beautiful views, and convenient parking, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

## Entrance Hall

Oak effect LVT. Stairs to first floor. Under stairs storage. Spotlights. Radiator. Doors to:

## Cloakroom

Double glazed window to side. Low level W.C. Basin with mixer tap over. LVT flooring. Radiator.

## Living Room

17'10" x 15'2" (5.46 x 4.64)

Double glazed window to front. Tiled hearth with log burner. Wooden flooring. TV point. Coving. Spotlights. Radiator.

## Dining / Sun Room

20'1" x 11'10" (6.13 x 3.63)

Double glazed windows to side. Doors to side to garden. Skylight window. Tiled floor. Radiator.

## Kitchen

Double glazed window to rear and side. Range of wall and floor units and drawers. Oak effect work top. Inset sink with drainer and mixer tap over. Tiled splash back. Space for washing machine, dishwasher and under counter fridge. Integrated single oven and electric hob. Vinyl tile flooring. Pantry cupboard. Part glazed door to rear porch with cupboard housing gas boiler.







### Landing

Double glazed window to side. Airing cupboard. Doors to:

### Bedroom One

15'4" x 11'10" (4.68 x 3.63)

Double glazed window to rear. Skylight. Doors to balcony with views across the River Orwell. Two built in wardrobes. Beams. Radiator. Door to:



### Ensuite

Double glazed window to rear. Bath with mixer tap and shower attachment. Low level W.C. Pedestal hand wash basin with tiled splashback. Vinyl tile floor.

### Bedroom Three

15'2" x 12'4" (4.64 x 3.76)

Double glazed window to front. Built in wardrobe. Radiator.

### Office

Double glazed window to front. Stairs leading to;

### Bedroom Two

25'9" x 10'5" (7.86 x 3.19)

Two skylight windows. Double glazed door to balcony with views over the River Orwell. Eaves storage. Spotlights.



### Studio/ Office Space

To the front, double glazed window to side. UPVC patio doors to rear, power and light. To the rear there is storage, door to access.

### Outside

The rear garden is mainly laid to lawn with mature shrubs, decking area and pond. There is a hardstanding driveway providing parking for multiple cars, front garden laid to lawn with mature shrubs.



Floor Plan



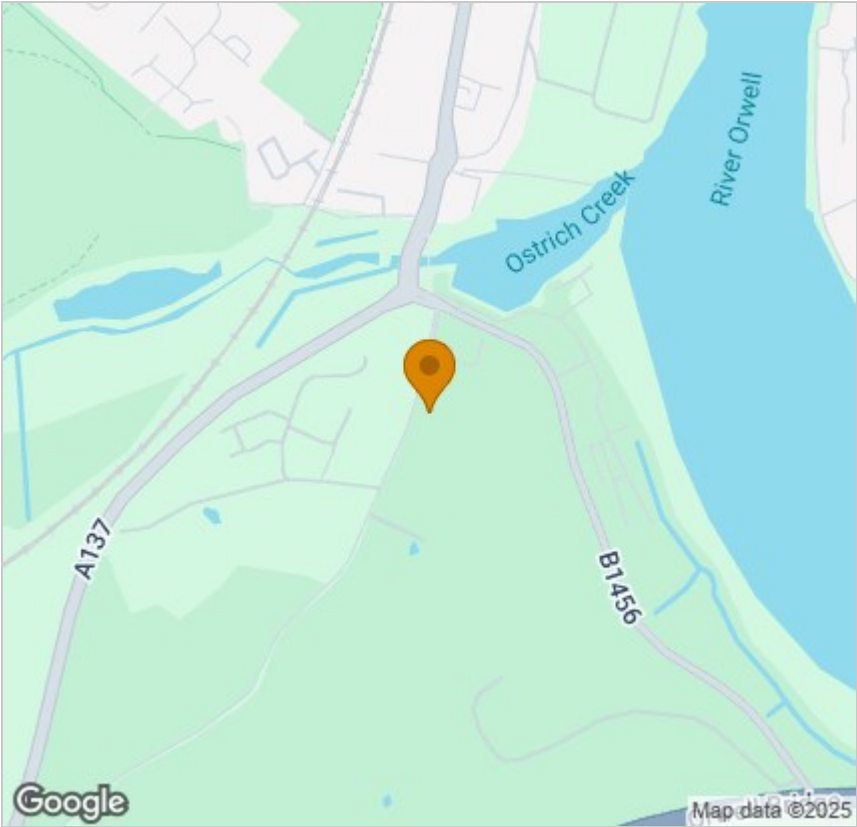
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

