



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	79 → 84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	79 → 84
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

8 St. Marys Park, IP10 0DY

£520,000

This EXTENDED 4 bedroom DETACHED bungalow is offered with no onward chain and provides good size accommodation and gardens including a large lounge looking over the garden and countryside views. There is a separate dining room, kitchen & utility and study/office space. The 17ft master bedroom has an en-suite bathroom and a family bathroom, gas central heating, SOLAR panels, double glazed windows, private well kept gardens with field views, ample parking, car port and garage. A degree of updating required. NO CHAIN.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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8 St. Marys Park, Bucklesham, IP10 0DY

Bucklesham village is situated on the eastern outskirts of Ipswich. This highly desirable location is semi rural and enjoys a public house and popular schools. With easy access to the A12 and A14 as are the London commuter railway stations of Ipswich and Manningtree.

Ipswich, Felixstowe, Martlesham and Woodbridge are within easy driving reach for shopping, restaurants and leisure facilities.

Double glazed door to PORCH.

PORCH:

Built in cupboard, double glazed door to car port, double doors to...

UTILITY: 13 x 5 (3.96m x 1.52m)

Accessed from the car port. Housing the IDEAL gas boiler (fitted 2021) and water tank, sink and tiled floor.

ENTRANCE HALL:

Radiator, airing cupboard and loft access. Doors off.

LOUNGE: 21'9 x 11'9 (6.63m x 3.58m)

Double glazed windows with garden and field view. Double glazed patio doors to gardens and field views. Living flame gas fire and radiators.

DINING ROOM: 14'2 x 7'9 (4.32m x 2.36m)

Double glazed window to side, radiator, sliding doors to lounge and door to inner hall.

KITCHEN: 10'8 x 10'8 (3.25m x 3.25m)

Double glazed window rear with field views. Range of wall and base units, work tops, sink and drainer, drawers, space for appliances, tiled splash backs, serving hatch to dining room. Double glazed door to outside.

STUDY ONE: 9'4 x 7'3 (2.84m x 2.21m)

Built in cupboard, radiator and opens through to study area 2.

STUDY TWO: 9'6 x 7'2 (2.90m x 2.18m)

Radiator, double glazed sliding doors to garden. Through to master bedroom.

MASTER BEDROOM: 17 x 11 (5.18m x 3.35m)

Dual aspect windows with double glazed window to sides, built in wardrobes, radiator, door to...

EN-SUITE:

Double glazed window to rear. Bath, separate shower cubicle, hand wash basin and vanity unit, W.C and radiator.

BEDROOM TWO: 10'6 x 10'3 (3.20m x 3.12m)

Double glazed window rear, built in wardrobe and radiator.

BEDROOM THREE: 10'8 x 10'3 (3.25m x 3.12m)

Double glazed window to side. Built in wardrobe and radiator.

BEDROOM FOUR: 10'4 x 7'2 (3.15m x 2.18m)

Double glazed window to side and radiator.

BATHROOM:

Double glazed window to rear. Bath with mixer shower tap, W.C, hand wash basin and vanity unit and a radiator.

OUTSIDE:

The property is approached via a private driveway leading to the front of the property. The block paved driveway provides ample parking, access to the CAR PORT and GARAGE 20ft x 9 ft with an electric up and over door.

The well kept wrap around garden is mainly lawn to the front and has beautiful views of surrounding countryside and fields. There is a summer house, range of shrubs, flower beds and trees, a gate gives access to the rear with a further lawn and hedges. Gate to public pedestrian path.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

Please check current COVID-19 guidelines.

