



Ipswich Road, Woodbridge,
£695,000



A versatile five/six bedroom two reception room detached chalet style bungalow just recently undergone a renovation programme situated in the beautiful village of Newbourne.

- **DETACHED CHALET BUNGALOW**
- **FIVE BEDROOMS**
- **STUDY/SIXTH BEDROOM:**
- **TWO BATHROOMS**
- **DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES**
- **GENEROUS PLOT**
- **CURRENTLY BEING REFURBISHED**
- **SPACIOUS GARDEN ROOM**
- **UTILITY ROOM**
- **PLAYROOM/GYM**

PROPERTY:

A rare opportunity to acquire this well proportioned five/six bedroom two reception room detached chalet style bungalow set in generous grounds with ample parking and located in the lovely village of Newbourne. This larger than average detached property is presently undergoing a modernisation and renovation programme with new kitchen, bathrooms and decoration to name just a few.

The versatile accommodation comprises:- generous garden room/conservatory, well appointed kitchen, dining room/second reception, living room (with French doors to garden), inner hallway, bathroom/WC, two ground floor bedrooms, utility room, and playroom/gym (with access to garage). The first floor has four further bedrooms and a shower room/WC. Outside there is ample parking with front, side and rear garden.

Council Tax: Band E
East Suffolk



LOCATION:

Newbourne is a village in the east of Suffolk that lies on the peninsula between the River Orwell and the River Deben. The village offers various amenities including a pub, shop, village hall and church. It is situated 7 miles from the picturesque town of Woodbridge which offers an extensive range of amenities including railway station, excellent schools, independent shops, boutiques, restaurants, public houses, cinema and a leisure centre with swimming pool.

GROUND FLOOR:**GARDEN ROOM:**

18'10 x 10'0 (5.74m x 3.05m)

Access via double glazed French doors, polycarbonate roof, double glazed windows to three elevations, radiator, wall light points, tiled flooring and open to :-





KITCHEN:

18'9 x 9'2 (5.72m x 2.79m)

Double glazed window to side elevation, radiator, sink unit with mixer tap inset to work surface with cupboards under, a range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards, glazed display cabinet, courtesy lighting, concealed filter hood over four ring hob and electric oven under, fitted fridge /freezer, panel glazed door to inner hallway, open access to garden room and access to :-

DINING ROOM/SECOND RECEPTION:

12'11 x 12'4 (3.94m x 3.76m)

Double glazed window to side elevation, radiator, brick fire surround with inset log burner, access to inner hall and panel glazed double doors to:-



**LIVING ROOM:**

18'1 x 14'3 (5.51m x 4.34m)

Double glazed windows to both side elevation's, two radiators, wall light points, two picture windows and double glazed French doors to garden, panel glazed door to inner hall.

INNER HALLWAY:

Radiator, staircase to first floor landing, and access to bathroom, further ground floor rooms and to external door (Front door) to front driveway.

BATHROOM/WC:

9'0 x 8'9 (2.74m x 2.67m)

Extractor fan, drop light switch, two double glazed windows to front elevation, low level WC with concealed cistern, wash hand basin inset to vanity units, panel bath with mixer tap shower and screen and flooring.

BEDROOM FIVE (GROUND FLOOR)

10'0 x 9'6 (3.05m x 2.90m)

Double glazed window to rear elevation, radiator and wood laminate flooring.



OFFICE/BEDROOM SIX (GROUND FLOOR):

8'11 x 7'11 (2.72m x 2.41m)

Double glazed window to rear elevation and radiator.



UTILITY ROOM:

8'10 x 4'11 (2.69m x 1.50m)

Double glazed window to front elevation, work surface with space under for washing machine, further tall standing and base unit.



LANDING:

Velux style window to one elevation providing light, storage cupboard, stair balustrade and doors to rooms.



BEDROOM ONE:

13'0 x 11'4 (3.96m x 3.45m)

Double glazed window to one elevation, radiator and a range of fitted wardrobe cupboards.



**BEDROOM TWO:**

14'4 x 11'10 (4.37m x 3.61m)

Double glazed window to one elevation and radiator.

BEDROOM THREE:

11'11 x 9'5 (3.63m x 2.87m)

Double glazed window to one elevation, radiator and eaves storage cupboard.

BEDROOM FOUR:

13'9 x 8'11 (4.19m x 2.72m)

Velux style window to one elevation, radiator and built in storage cupboard.

SHOWER/WC:

6'2 x 5'11 (1.88m x 1.80m)

Velux style window to one elevation, extractor fan, low level WC, wash hand basin inset to vanity drawers, corner shower with shower unit and curved screen doors gloss splashbacks and heated towel radiator.

FRONT AREA:

Large recently laid tarmacadam driveway with ample vehicular parking and access to side garden.

SIDE GARDEN:

A generous sized lawned garden area continuing to the rear of the property.

REAR GARDEN:

Further lawned garden with good sized paved patio area, further patio with brick surround and timber pergola over.

GARAGE:

19'1 x 10'1 (5.82m x 3.07m)

Roll up electric door, windows to side and rear elevations and boiler system.



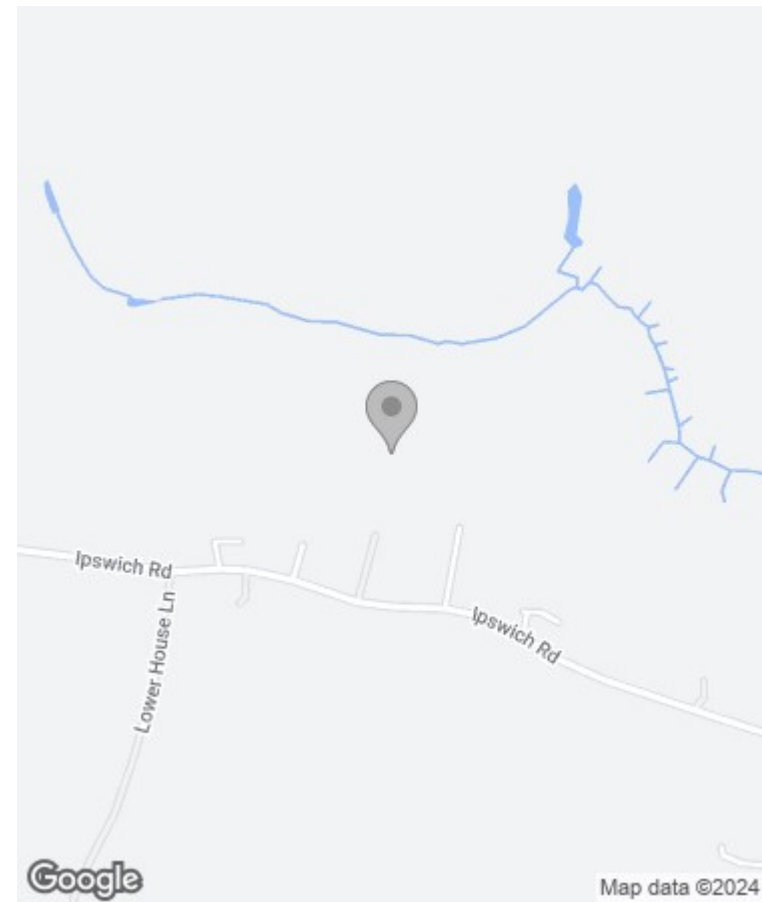
GROUND FLOOR
1603 sq.ft. (148.9 sq.m.) approx.

1ST FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



TOTAL FLOOR AREA : 2749 sq.ft. (255.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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