



Sunnybank | Crowcroft Road | Nedging Tye | IP7 7HR

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Sunnybank, Crowcroft Road, Nedging Tye, Suffolk, IP7 7HR

“A stylish & immaculately presented three double bedroom detached bungalow, offering extensive off-road parking, proportionate private gardens & double garage.”

Description

A stylish and immaculately presented three double bedroom detached bungalow, set well back from the road and positioned conveniently towards the end of a no through road within the heart of this popular village.

Other notable features include extensive off-road parking, proportionate, private rear gardens and double garage. It is also noteworthy that the property has been significantly upgraded during the current owners' custody and offers light and airy, free flowing single storey living accommodation.

About the Area

Nedging Tye is a picturesque village in Suffolk offering country walks, a local pub and an active village hall offering a wide range of village events to include Beetle Drive, quiz nights, fish & chip nights, summer BBQ and amateur dramatic performances.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Welcoming, light and airy entrance with cloak hanging space, and meandering centrally through the property as well as benefitting from access to loft and door to storage cupboard housing the fuse board. Doors to:

Kitchen/Dining/Living Area Approx 38' x 17' (11.58m x 5.18m)

Extending from the front to the back of the property and benefitting from double aspect windows, skylight and bifold doors to rear opening onto the terrace. This open plan space is ideal for modern family living but could be divided into separate areas if so desired. Of particular note, is the recently refitted stylish and luxuriously appointed fitted kitchen with a matching range of wall and base units with wooden worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Bosch oven and grill, four ring induction hob with AEG extractor over, dishwasher and full-length fridge as well as freezer. Bin store, larder cupboard with built-in shelving and feature island, again with wooden worktops over and incorporating a breakfast bar as well as integrated wine rack. Spotlights and opening to:

Dining Area

Currently housing a six-seater dining table and with potentially space for more, spotlights and again open plan to:

Sitting Area

With bifold doors and views of the rear garden. Spotlights.

Utility Room Approx 5'2 x 4'6 (1.57m x 1.37m)

Integrated worktop with space below for white goods, also housing the Grant oil-fired boiler, frosted window to side aspect, extractor and tiled flooring.

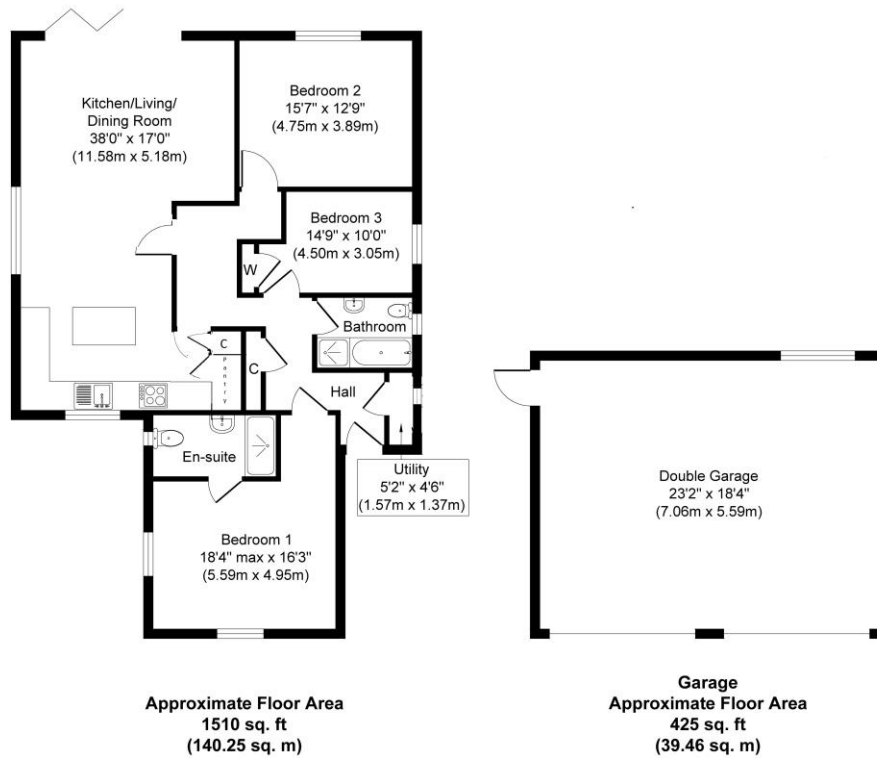
Master Bedroom Approx 18'4 max x 16'3 (5.59m x 4.95m)

Delightful double room with double aspect windows to the front and side as well as integrated shutters and door to:

En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin,





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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tiled shower cubicle, tiled flooring, frosted window to side aspect, heated towel rail, spotlights and extractor.

Bedroom Two Approx 15'7 x 12'9 (4.75m x 3.89m)

Double room with window to rear aspect commanding idyllic views of the rear gardens.

Bedroom Three Approx 14'9 x 10' (4.50m x 3.05m)

With built-in wardrobe and window to side aspect.

Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage below, panelled bath, tiled shower cubicle, heated towel rail, tiled flooring, spotlights, extractor and frosted window to side aspect.

Outside

Sunnybank is set in an enviable position towards the end of a no through road as well as being set back from the same, and is accessed over a private, gravelled drive providing generous off-road parking as well as giving access to the detached double garage. The garage is fitted with electric roller doors, power and light connected and personnel door to side as well as window to rear.

The property also enjoys a well-maintained lawned frontage, and to the rear are again, predominately lawned grounds with boundaries defined by fencing for the most part and offering a great deal of privacy. There is also a terrace abutting the rear of the property.

Local Authority

Babergh District Council

Council Tax Band – E

Services

Mains water, drainage and electricity. Oil-fired heating.

AML

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.





Energy performance certificate (EPC)

Sunnybank Crowcroft Road Needham Tye IP20 7HR	Energy rating D	Valid until: 9 October 2032
		Certificate number: 4190-1004-0822-1294-3023

Property type	Detached bungalow
Total floor area	164 square metres

Rules on letting this property

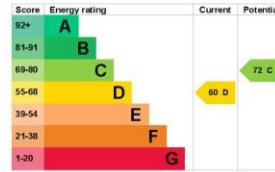
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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