



**Connells**

Crowcroft Road  
Nedging Tye Ipswich

# Crowcroft Road Nedging Tye Ipswich IP7 7HR

for sale offers in excess of  
**£500,000**



## Property Description

A stylish detached bungalow in the scenic village of Nedging Tye, offering open plan versatile living accommodation throughout. At the heart of the home is the contemporary kitchen/diner which leads into the living area with orangery style ceiling providing an abundance of natural light and bi-fold doors giving access and views over the large rear garden. The home further boasts three good sized bedrooms with an en-suite to the primary bedroom, utility room, double garage and off road parking for several vehicles.

Nedging Tye is a charming village in Suffolk offering countryside walks, cycling and tranquility. The village is located approximately 10 miles south of Ipswich and 5 miles north of Hadleigh and is home to a number of historic buildings and landmarks. The village also has a village hall and a local pub.

Hadleigh is an ancient market town in South Suffolk situated next to the River Brett between the larger towns of Sudbury and Ipswich. The town has many amenities including shops, pubs, churches, schools and outdoor recreational facilities. Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

## Entrance Hall

Double glazed entrance door into hallway.

## Lounge/ Diner & Kitchen

38' x 17' max ( 11.58m x 5.18m max )

## Kitchen Area

Double glazed window to front, the kitchen comprises of a selection of modern wall and base units with 1 1/2 bowl sink and Island with breakfast bar, integrated appliances including Bosh full size fridge and freezer, Neff dishwasher, Induction hob with extra extractor hood over , Integrated oven with separate combination oven/microwave, a pull out bin and walk in larder.

## Lounge/Diner Area

Double glazed bi-fold doors to garden with built-in blinds, two vertical radiators, double window to side and Orangery style ceiling with electric shutter blinds.

## Inner Hall

Radiators loft access, fuse cupboard and doors off:

## Utility Room

5' 2" x 4' 6" ( 1.57m x 1.37m )  
Double glazed window to side, oil fired boiler, plumbing for washing machine, radiator and extractor fan.

## Bedroom One

18' 4" max x 16' 3" ( 5.59m max x 4.95m )  
Double window to front and side giving a double aspect and radiator.

## En-Suite

Double glazed window to side, shower cubicle, pedestal wash hand basin, low-level w/c and heated towel rail.

## Bedroom Two

15' 7" x 12' 9" ( 4.75m x 3.89m )  
Double glazed window to rear and radiator.

## Bedroom Three

14' 9" x 10' ( 4.50m x 3.05m )  
Double glazed window to side, radiator and built in wardrobes.

## Bathroom

Double glazed window to side and comprises of a panel bath, double shower cubicle, floating vanity wash hand basin, low-level w/c, extractor fan and spotlights to ceiling.

## Outside

The front of the property is laid to lawn with rope fencing surrounding and off-road parking for several cars which leads to a double garage.

Side access leading to a large rear garden which is fence and un-overlooked with patio area and remainder is laid to lawn.

## Double Garage

23' 2" x 18' 4" ( 7.06m x 5.59m )  
Has two electric roller doors, loft space and double window to rear.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
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Tenure: Freehold



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