

# BUCKS

PROPERTY AGENTS



1 North Acres, Willisham, Ipswich, IP8 4SS

£550,000

- Detached Chalet Bungalow
- Kitchen/Diner
- Oil Radiator Central Heating
- Off Road Parking & Single Garage
- Village Location
- Three/Four Bedrooms
- Two Reception Room
- Sealed Unit Double Glazing
- Private Rear Garden
- \*\*\*No Upward Chain\*\*\*



# 1 North Acres, Ipswich IP8 4SS

Bucks Property Agents are delighted to welcome to the market this charming THREE BEDROOM CHALET BUNGALOW in the picturesque North Acres of Willisham, Ipswich. This delightful property boasts a spacious layout with TWO RECEPTION ROOMS, STUDY/FOURTH BEDROOM, KITCHEN/DINER and TWO BATHROOMS there's plenty of space for everyone to enjoy. The property also benefits from \*\*\*NO UPWARD CHAIN\*\*\* Situated in a tranquil area, this detached Chalet Bungalow offers privacy and a peaceful atmosphere. The property features a single garage and parking for several vehicles, ensuring convenience for you and your guests.

Willisham village is approximately 8 miles to the west of Ipswich and 3 miles from Needham Market which offers something for everyone including primary school, doctors, dentist, good selection of individual and traditional shops, supermarket, pubs and restaurants. Needham Market Railway Station provides main rail links to London Liverpool Street, Ipswich, Bury St Edmunds, Cambridge and Norwich. Don't miss out on the opportunity to make this lovely Chalet Bungalow your own in the heart of Willisham, Ipswich.



Council Tax Band: G



#### Entrance Porch:

With entrance door to inside and patio door leading to the:-

#### Hallway:

With stairs to first floor and radiator.

#### Bedroom One:

With window to the front and to side, built in wardrobe and radiator.

#### Rear Hallyway:

With door to outside and radiator.

#### Shower Room:

With two windows to rear, walk-in shower with shower boarding and wet room flooring, low level WC, basin in vanity unit, shaver point, half tiled walls and radiator.

#### Sitting Room:

With window to front, and patios doors to rear. Electric fire with marble hearth and wooden surround, TV point and two radiators.

#### Kitchen/Diner:

With large window to rear, range of high and low level units, quartz worktops with sink and drainer. Electric double oven, induction hob with extractor hood and fan, integrated fridge freezer and wine fridge. Vinyl flooring and radiator.

#### Utility:

With door to outside, plumbing for washing machine, boiler, vinyl flooring and radiator.

#### Cloakroom:

With low level WC, basin in vanity unit, vinyl flooring and radiator.

#### Dining Room:

With two windows to front and radiator.

#### Study/Bedroom Four:

With window to side, built in cupboard and radiator.

#### First Floor Landing:

With window to front, loft access and radiator.

#### Bedroom Two:

With window to side, basin in vanity unit, eaves storage, radiator and airing cupboard that houses the hot water tank.

#### Bedroom Three:

With window to side, basin in vanity unit, eaves storage and radiator.

#### Bathroom:

With window to rear, bath with shower over, pedestal basin, low level WC, wet room flooring, fully tiled walls and heated towel rail.

#### Outside:

To the front of the property are paving stones, mature shrubs, lawn, raised miniature wall and block paved driveway providing off road parking for several vehicles leading to a single garage with up and over door, power and light connected and personnel door to side. The rear garden is accessed by gates either side of the property leading to an immaculately kept garden comprising of lawn, rockery, mature shrubs and trees, water feature, large patio ideal for outside entertaining, greenhouse and for privacy and seclusion the garden is surrounded by hedging and fencing.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 2nd exit onto Needham Rd/A1308 At the roundabout, take the 3rd exit onto Needham Rd/B1113 Continue to follow B1113 Turn right onto Barking Rd/B1078 Continue to follow B1078 Continue onto Barking Rd Turn right onto North Acres Turn right to stay on North Acres Destination will be on the right

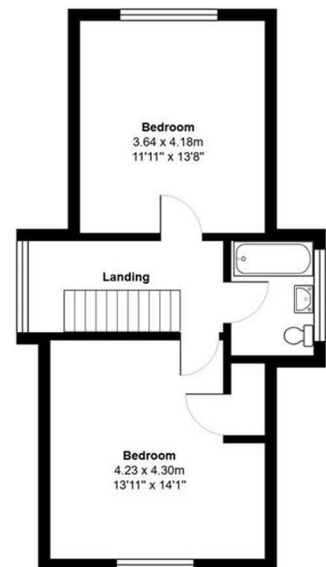
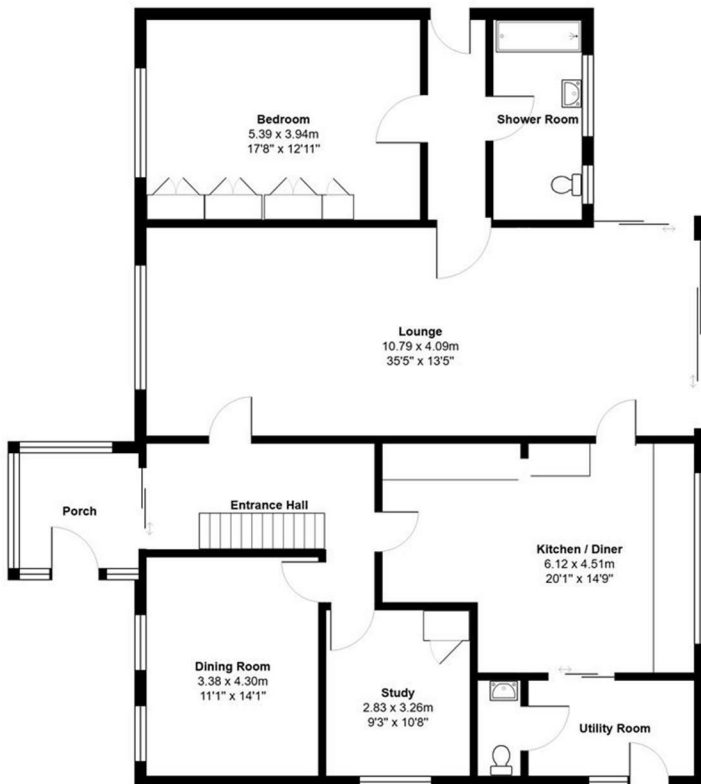
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 202.7 m<sup>2</sup> ... 2181 ft<sup>2</sup>