

BUCKS

PROPERTY AGENTS



3 Grinstead Hill, Needham Market, Ipswich, IP6 8EY

Offers Over £650,000

- Four Bedroom Detached Bungalow
- Fully Renovated & Extended to a High Specification
- Double Garage & Ample Off Road Parking
- Shutters to all Front Windows
- Walking Distance to Railway Station & Local Amenities
- Energy Rating A with Air Source Heat Pump & Solar Panels
- Zoned Underfloor Heating Throughout
- Fully Automated Rain Censored Roof Lights
- Plot Size 1/3 Acre STS
- No Upward Chain

3 Grinstead Hill, Ipswich IP6 8EY

Welcome to this charming detached bungalow located in the picturesque area of Grinstead Hill, Needham Market. This property boasts a spacious layout, with four bedrooms, there is ample space for a growing family or visiting guests.

This immaculately presented bungalow has been fully renovated and has been built with energy efficiency as one of its prime features. Boasting a Mitsubishi Ecodan air source heat pump, fully pressurised water system, underfloor heating throughout, 22 photovoltaic panels and the very latest insulative technology to facilitate a low cost of living lifestyle. Two well-appointed bathrooms, ensuring convenience and comfort for all residents. Situated on a generous plot, this property offers parking for ample vehicles, double garage and additional large parking area to accommodate a motorhome or caravan.

Nestled in a tranquil neighbourhood, this bungalow provides a peaceful retreat and the surrounding area offers scenic walks and a sense of community, creating a welcoming environment for residents of all ages.

Needham Market offers local and traditional shops, restaurants, pubs, take-away's doctors surgery, schools and railway station with main rail links to London Liverpool Street, Norwich, Cambridge and Bury St Edmunds.

Don't miss the opportunity to make this delightful bungalow your new home. Whether you're looking to settle down in a serene location or seeking a comfortable space to accommodate your lifestyle, this property has the potential to fulfil your needs. Contact us today to arrange a viewing.



Council Tax Band: D



Hallway:

With airing cupboard that houses the hot water cylinder, underfloor heating manifolds and useful shelving.

Cloakroom:

With window to rear, low level WC, basin over vanity unit, underfloor heating and vinyl flooring.

Kitchen/Dining Room:

An open plan space featuring an impressive vaulted ceiling. The kitchen comprises of a range of extra tall wall units and larder for maximum storage, quartz worktops and splashbacks, breakfast bar and 1.5 stainless steel bowl with pull out rinse tap. American fridge/freezer with ice and water dispenser, built in wine cooler and Bosch dishwasher. AEG zoned induction hob with extractor hood and fan, fan assisted oven, combi microwave and warming draw. A side door provides access to both the front and rear of the property, ideal for unloading groceries with direct access to the driveway.

Utility Room:

Leading off from the main hallway the utility boasts a range of wall units, washing machine and tumble dryer, sink with pull out tap and door leading to the rear garden.

Sitting Room:

With a valuated ceiling making this a light and airy space ideal for hosting guests or just relaxing with family and friends. Boasting triple bi fold doors, fitted with duo pleat thermal blackout blinds, which open directly onto the patio area, providing easy transition for inside and outside entertaining.

Master Bedroom:

With windows to the front and side but still offering maximum privacy. Built in wardrobes and dressing area that leads to the:-

En Suite:

With a luxurious 5 piece suite, boasting a large walk-in shower with a lit niche perfect for toiletries, oversized bath, double vanity unit with demisting mirror, shaver point and heated towel rail. All of which provide an abundance of tranquil space away from the rest of the main living area.

Bedroom Two:

This is a double bedroom with window to rear, built in double wardrobes with mirrored sliding doors.

Bedroom Three:

This is a double bedroom with window to front, built in double wardrobe with mirrored sliding doors.

Bedroom Four:

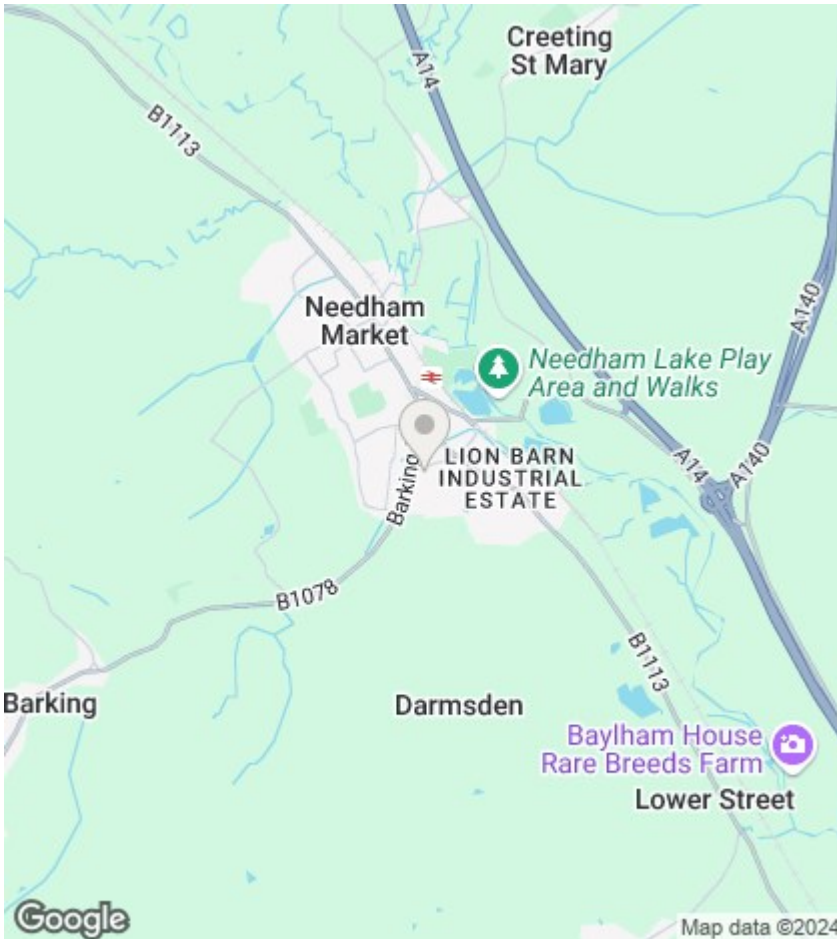
With window to front.

Family Bathroom:

A 4 piece family bathroom with window to rear, back to wall bath with claw feet, shaver point, vinyl flooring and heated towel rail.

Outside:

The property is set back from the road with an extensive driveway providing ample off road parking together with a double garage with fully automated roll-up doors, power and light connected and personnel door to side. Access to the rear garden is available from both sides of the property either by a gate down the passageway or via a large set of gates adjacent to the double garage, to the rear of this is a secluded parking area for a large motorhome or caravan. The front garden has mature borders to front and side. The rear garden is mainly laid to lawn with matures borders and trees, shed and kennel. Porcelain slabs make up the large patio area ideal for outdoor entertaining, there is a further decked area and arbour to ensure a variety of locations to capture the sun as it moves around the property.



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 Grinstead Hill Turn left to stay on Grinstead Hill Turn left Destination will be on the right

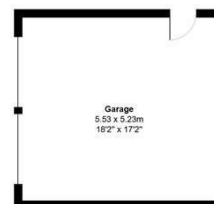
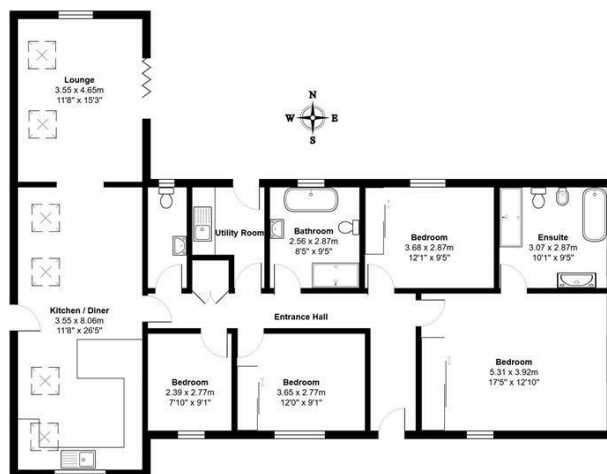
Viewings

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

EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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	



Total Area: 166.9 m² ... 1797 ft²