



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

9 Crowcroft Road, Nedging Tye, Ipswich, IP7 7HR £340,000

In a village location this property offers a wealth of charm and ample living accommodation. Having undergone many changes, the presentation of the home is to a very good standard, the property also boasts good sized gardens to both front and rear of the property with ample off road parking and gardens that overlook fields to the rear.



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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NEDGING TYE

Nedging Tye is situated between the market towns of Needham Market and Hadleigh, and approximately nine miles from Ipswich. Local facilities are at nearby Bildeston where there is a village store, primary school, public house, and a picturesque village square. Needham Market has a further range of facilities including a health centre comprising surgery and pharmacy and on the high street a bank, butchers, bakers, post office and a number of individual shops. Local bus routes run through Nedging Tye to neighbouring areas.

ENTRANCE HALL:

Doors too...

LIVING ROOM:

Two feature fireplaces, double glazed window to front, radiator, ceiling spot lights, door to...

KITCHEN/BREAKFAST ROOM:

Double glazed window to rear, wall and base units, space for range cooker, extractor fan, space for integrated appliances, utility cupboard, spot lights, ceramic sink & drainer with mixer tap, door to bedroom and study, opening to...

CONSERVATORY:

Double glazed doors to rear garden. Double glazed windows overlooking rear gardens.

BEDROOM 4/STUDY:

Radiator, double glazed French doors to front, double glazed window to side.

MASTER BEDROOM:

Double glazed window to front, radiator, built in wardrobe, opening door to...

EN SUITE:

Double glazed door to rooftop, spot lights, double shower cubicle, low-level WC, hand basin.

BEDROOM 2:

Feature fire place, double glazed window to front, radiator.

BEDROOM 3:

Double glazed window to rear, built in cupboards, radiator.

BATHROOM:

Double glazed window to rear, P-shaped bath with shower over, low-level WC, hand basin on vanity unit, tiled walls.

REAR GARDEN:

Raised decking, mature garden including shrubs, trees, hedges, fenced to both sides, lawn, raised patio area overlooking fields.

FRONT GARDEN:

Hedged frontage, shingle driveway.

