



**FINE & COUNTRY**

**3 Bushey Park**  
Bushey Lane | Hollesley | Suffolk | IP12 3RU  
Price: £900,000 Freehold

## 3 Bushey Park

Arranged on one level, 3 Bushey Park is a four/five bedroom extremely spacious detached bungalow built in 2011, benefitting from a double garage, off road parking and large garden abutting fields to the rear.

The property sits within a private gated development of just four individually designed homes, situated off a quiet country lane close to the Suffolk Heritage Coast. This beautifully presented home must be viewed internally to appreciate the condition of the fixtures, fittings and appliances.





## Key Features

- Stunning Detached 4/5 Bedroom property
- Spacious Accommodation
- Two En-Suites
- Dressing Room
- Double Garage and Ample Off-Road Parking
- Complete garden irrigation system
- Field views to rear of the property
- Gated development of four homes
- Sought after village location
- 3 Large tiled roof buildings with power and light
- Various fruit trees such as cherry, apple, and Victoria plum



### Entrance

Enter through large double partially glazed front door with glass side panels into extremely spacious entrance hall. Directly across from the front door, a large five panel window overlooks the courtyard with landscaped patio and pond.

### Kitchen

Stunning and spacious kitchen includes a range of eye level and base units with cupboard and drawer storage, stainless steel sink and drainer, fitted Bosch dishwasher and Range master cooker comprising 5 ring gas hob, hot plate and double oven. There is also a walk in pantry and a large window overlooks the driveway and side garden.

### Utility

Low- and high-level cupboards including enclosed space for washer and dryer, sink and drainer, with window overlooking drive and side garden. The utility room also includes full size door to storage room with shelving, hanging rail and hooks, and includes a window to let in daylight. Barn style door leading to the garden.

Door to:

### Cloakroom

Half tiled wall around sanitary ware including WC and hand wash basin. Radiator and frosted window.

### Formal Sitting Room

The vastness of this formal sitting room provides the 'wow factor'. Double aspect with double glazed French doors open onto the patio, overlooking the garden and onto fields and trees beyond. A large box bay window overlooks the side garden. Three centre ceiling lights and six wall mounted lights, feature electric fire built into chimney breast, two radiators and carpets laid to floor furnish this beautiful room.

### Sitting Room/Family Room/Bedroom 5

A triple aspect room with French doors leading to courtyard patio area, and windows overlooking side garden on front driveway. Feature fireplace with stone surround and carpet laid to floor.

### Master Bedroom

Spacious double aspect with French doors to courtyard and large window overlooking garden, field and trees beyond. Carpet laid to floor and central ceiling light. This room benefits from air conditioning which has been most beneficial to the current vendors during our increasingly hot summers. Doors lead to:





### **Dressing Room**

Containing ample fitted dark wood floor to ceiling wardrobes and fitted dressing table, with power and lighting. Window located above dressing table lets in natural daylight

### **Ensuite Bathroom**

Inset lighting, extractor fan, frosted window to side aspect. White WC, panel bath and sink with mirror over and vanity unit. Large walk-in shower. Floor is tiled, with fully tiled shower area and half tiled walls around the sanitary wear. Tall chrome wall towel radiator.

### **Bedroom Two**

Dual aspect bedroom with floor to ceiling fitted wardrobes and large fitted dressing table beneath window overlooking garden with fields and trees beyond. Carpet laid to floor and central ceiling light.

### **En-suite Shower Room**

White bathroom suite consisting of WC, large hand wash basin and large corner shower cubicle. Half tiled walls around sanitary wear, chrome wall radiator, ceiling spotlights and frosted window with fitted blind.

### **Bedroom Three**

Double bedroom with French doors opening onto patio area and overlooking garden. Carpet laid to floor.

### **Bedroom Four/Home Office**

Double bedroom currently being used as a home office. Central ceiling light, carpet laid to floor and window overlooking garden.

### **Family Bathroom**

Cream tiled flooring and half tiled walls around sanitary ware. Large corner shower cubicle, panel bath, vanity unit with sink with mirror over and close coupled WC. Chrome wall radiator and frosted window.

*The property also benefits from ample storage cupboards including hanging rails and shelving, and an ADT house alarm.*

### **OUTSIDE**

#### **Double Garage**

Pitched tiled roof, two remote control (?) roller doors, double glazed window, pedestrian door, power and lighting.

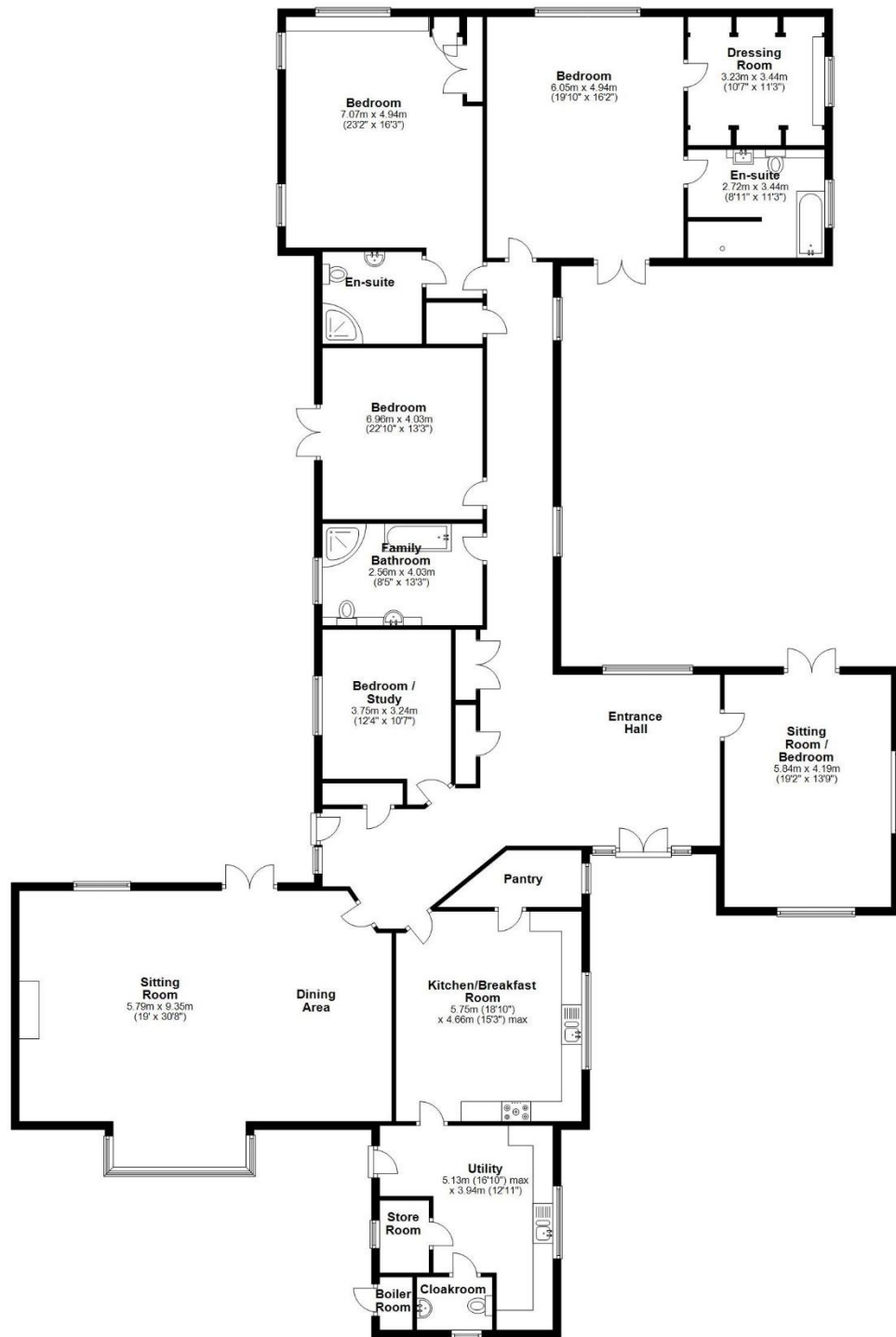
#### **Landscaped Gardens**

The front garden is enclosed by a brick wall and attractive hedging. There is ample off-road parking on the block weave driveway that extends to the front door of the property. The bungalow sits within a plot of approx. ¾ acre (sts)

That is predominantly laid to lawn.



**Ground Floor**  
Approx. 326.9 sq. metres (3519.0 sq. feet)



Total area: approx. 326.9 sq. metres (3519.0 sq. feet)

Expertly Prepared By david-motimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

**Council Tax** - Mid Suffolk District Council.

**Services** - Water and Electricity connected to property also including oil-fired central heating.

**Possession** - Vacant possession on completion.

**Viewings** - Viewings strictly by prior appointment through the vendor's sole agents Fine and Country

**Fine & Country Ipswich:** +44(0)1473 289700

26/02/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Fine & Country Ipswich

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