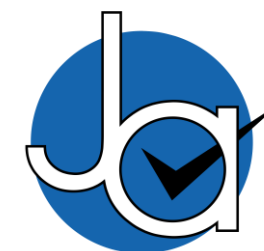




4 bedroom Semi-Detached House located in Nacton.

Guide Price
£425,000 - £450,000

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Sawmill Lane Nacton Ipswich IP10 0HS



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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £425,000 TO £450,000

Occupying an attractive position within the highly desirable village of Nacton, this beautifully presented four-bedroom semi-detached family home offers stylish and thoughtfully designed accommodation throughout. The property has been exceptionally well maintained by the current owners and combines generous living space with modern finishes, a modern kitchen, a stunning principal suite and a private rear garden. Perfectly suited to families and professionals alike, the home enjoys the benefits of village living whilst remaining conveniently placed for access to Ipswich, Felixstowe and the A14/A12.

STEP INSIDE

A welcoming entrance hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor and a useful cloakroom fitted with a WC, wash hand basin with storage beneath and a water softener.

Positioned to the front of the property is Bedroom Four (14'3" x 8'7"), a versatile room currently used as a bedroom but equally suited as a home office, playroom or additional reception room.

The heart of the home is the impressive dual-aspect sitting/dining room (23'9" x 16'2"), extending across the rear of the property and flooded with natural light. Attractive wooden flooring adds warmth and character, while French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The room provides ample space for both comfortable seating and a family-sized dining table, making it ideal for everyday living and entertaining.

The kitchen (11'6" x 8'7") is fitted with an extensive range of stylish shaker-style cabinetry, integrated appliances and generous work surfaces, with an adjoining utility recess offering additional storage and space for a fridge/freezer. A door provides direct access to the rear garden.

The first-floor landing provides access to the loft space, which has been extensively boarded and benefits from a ladder and light.

The principal bedroom measures 13'0" x 11'9" (3.9m x 3.6m) and further benefits from a large walk-in cupboard, providing excellent storage and wardrobe space. The room also enjoys the luxury of a spacious en-suite bathroom measuring 10'3" x 8'7" (3.1m x 2.6m). Thoughtfully designed with contemporary fitted furniture, vanity surfaces, storage cupboards, a bath with shower attachment, modern radiator, Velux rooflight and attractive flooring, the en-suite creates a luxurious retreat.

Bedroom Two measures 15'0" x 8'7" (4.5m x 2.6m) and is a generous double room offering ample space for freestanding furniture. Bedroom Three measures 11'7" x 10'6" (3.5m x 3.2m) and is a comfortable room ideal for children, guests or home working.

The family bathroom measures 8'6" x 5'2" (2.6m x 1.5m) and is fitted with a modern white suite comprising a panelled bath with Triton shower over, shower screen, wash hand basin and WC, complemented by contemporary tiling.



STEP OUTSIDE

To the front, a block-paved driveway provides off-road parking for two vehicles. A lawned garden sits alongside and is enclosed by attractive fencing and established hedging, creating a pleasant approach to the property.

The rear garden has been beautifully maintained and enjoys a good degree of privacy, being unoverlooked from the rear. Predominantly laid to lawn, it also features a paved patio and a delightful south-facing block-paved seating area ideal for outdoor dining and entertaining. A summerhouse and timber shed provide additional versatility and storage, whilst gated side access and mature screening complete this attractive outdoor space.

THE LOCATION

Situated in the popular village of Nacton, approximately four miles south-east of Ipswich, 3 Sawmill Lane enjoys a peaceful rural setting while remaining conveniently close to a wide range of amenities. The property benefits from easy access to the A14, excellent links to Ipswich and Felixstowe, nearby countryside and River Orwell walks, and well-regarded local schools.

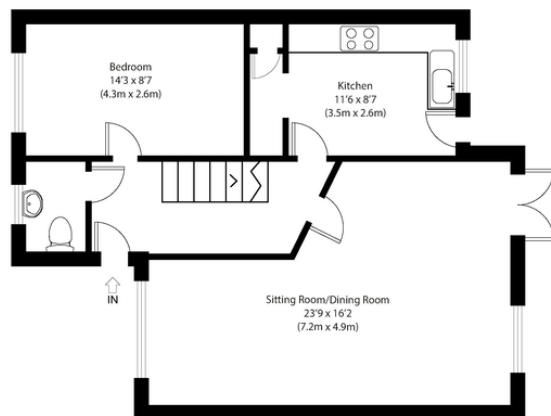




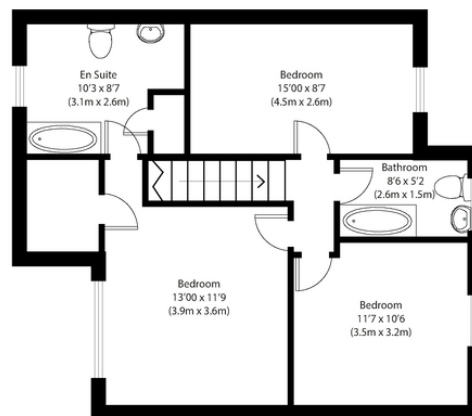
Sawmill Lane, Nacton, Ipswich, IP10 0HS



FLOORPLAN



Ground Floor



First Floor

Approximate Gross Internal Area
1360 sq ft (126 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation.
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DIRECTIONS

CONTACT

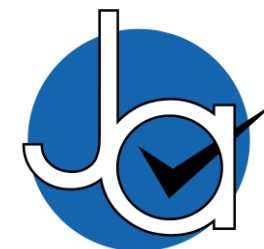
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