



Charles Wright

PROPERTIES

Selling Properties the Wright Way



616 Nacton Road

Ipswich, IP3 9QE

Guide price £375,000



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Description

A well presented and extended 1930's detached bungalow with a beautiful 170 ft. south facing garden. The property was extended and refurbished in 2014 creating the stunning open plan kitchen/dining/living room. Top quality kitchen and bathrooms have been fitted by Granite Transformations as well as a new boiler for the central heating system. The impressive master bedroom benefits from an ensuite shower room and fitted wardrobes and there are two further double bedrooms.

Location

The property is positioned within walking distance of excellent local amenities including John Lewis and Waitrose, restaurants and doctors surgery. There are fantastic bus routes into the town centre and easy access to the A12/A14 commuter links. The property is also close to Suffolk's Heritage coast with access to Suffolk's hidden gems, including Shingle Street, Walberswick and Snape Maltings, as well as the coastal towns of Aldeburgh, Southwold and Woodbridge, with the latter just a few miles away on the River Deben, with its sailing and rowing facilities. For the commuter, Ipswich Railway station is on the main rail line to London's Liverpool St, journey just over the hour.

Entrance hall

Double glazed door to side, radiator, carpet flooring and doors to accommodation.

Open plan Kitchen/dining/living room

Kitchen area

12'02 x 9'11 (3.71m x 3.02m)

Double glazed window to rear, matching eye level and base units with quartz worktops above, integrated oven with induction hob above, integrated fridge and freezer, integrated dishwasher, cupboard housing the combination boiler and tiled floor.

Dining area

12'01 x 8'03 (3.68m x 2.51m)

Double glazed window to side, radiator and carpet flooring.

Living area

14'09 x 11'02

Double glazed patio doors to rear, double glazed double doors to side, radiator and carpet flooring.

Lean to conservatory

10'04 x 4'02 (3.15m x 1.27m)

Double glazed windows and door to side and tiled floor.

Bathroom

8'04 x 7'04 (2.54m x 2.24m)

Double glazed window to side, panelled bath, walk in double shower cubicle, pedestal wash basin, low level wc, heated towel rail and tiled floor.

Bedroom one

14'4 x 10'09 (4.37m x 3.28m)

Double glazed bay window to front, fitted sliding wardrobes, radiator and carpet flooring.

Ensuite

7'05 x 4'05 (2.26m x 1.35m)

Double glazed window to side, walk in double

shower cubicle, vanity unit housing wash basin and wc, heated towel rail and tiled floor.

Bedroom two

12'05 x 8'09 (3.78m x 2.67m)

Double glazed bay window to front, fitted sliding wardrobes, radiator and carpet flooring.

Bedroom three

11 x 8'06 (3.35m x 2.59m)

Double glazed window to side, radiator and carpet flooring.

Outside and gardens

To the front of the property is a driveway providing off road parking for 4-5 vehicles with a car charging point and secure side gates either side of the bungalow.

170 garden is given over to perennial shrubs, three apple trees and a pear tree. There are thirteen raised beds, three given over to raspberries, rhubarb and asparagus. With careful planning the remaining ten beds could provide vegetables for the full year. The garden contained a large greenhouse and shed, both have power points and the shed has lighting. The garden is enclosed by fencing and hedging.

Services

We understand mains electric, gas, water and drainage are connected to the property.

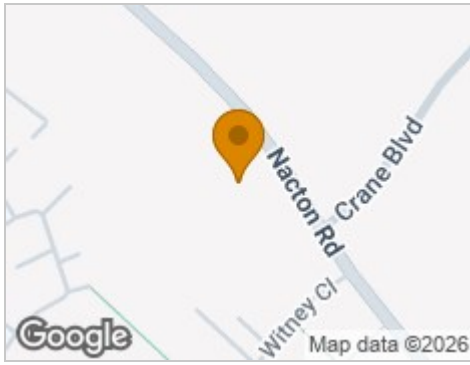
Tenure: Freehold

EPC rating: D

Council tax band: C



Road Map



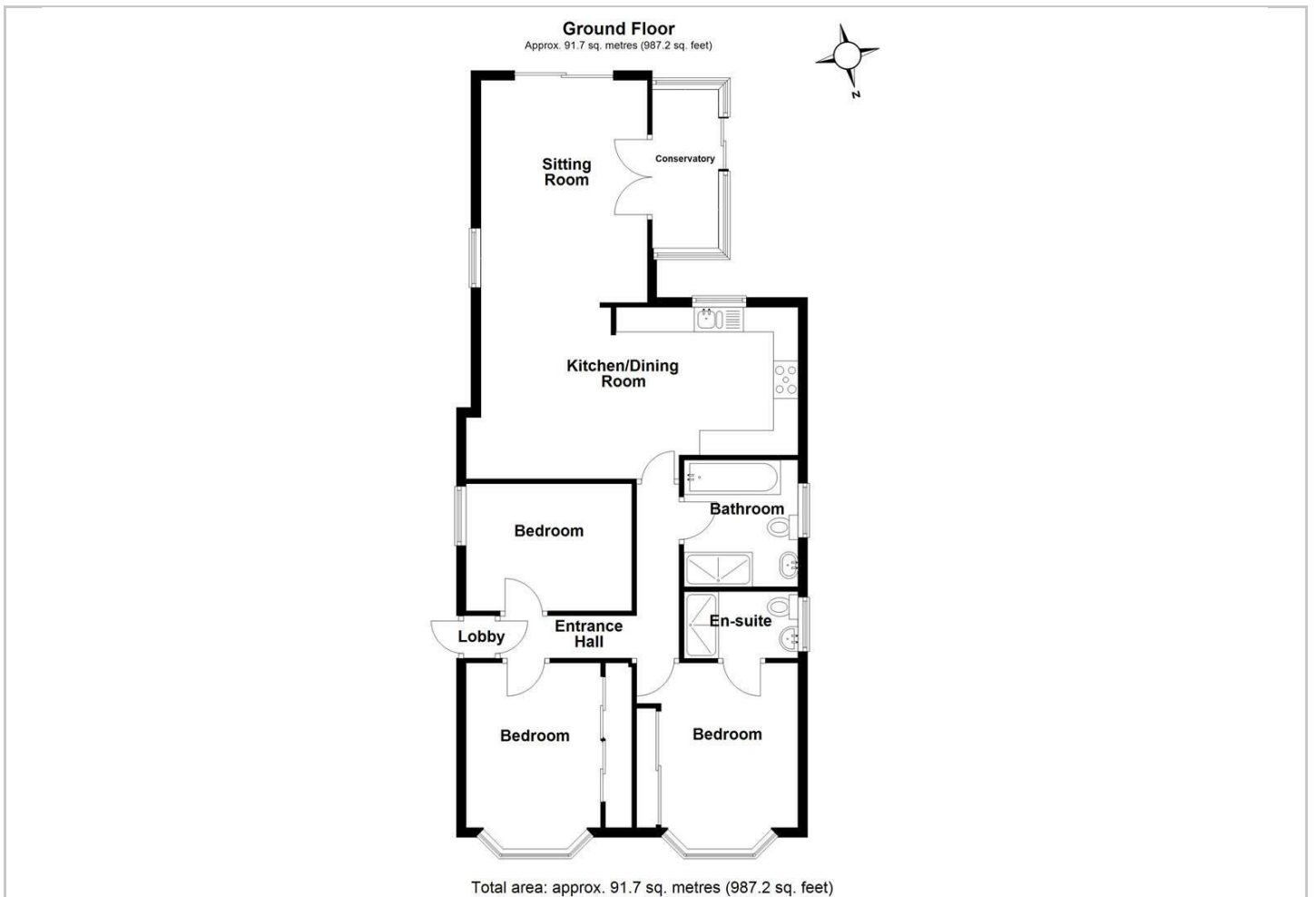
Hybrid Map



Terrain Map



Floor Plan

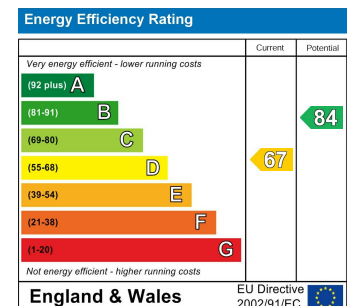


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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