



**Dorcasia, Boot Street, Great Bealings, Woodbridge IP13 6PB**

**welcome to**

## **Dorcasia, Boot Street, Great Bealings, Woodbridge**

Located within walking distance of local amenities, this attractive, well presented, three bedroom detached bungalow benefits from spacious living accommodation together with parking and a garage.

### **Entrance Porch**

With oak effect flooring, double glazed windows to the side and front, exposed woodwork..

### **Lounge**

Stunning open plan room, with vaulted ceiling with windows at the top, further double glazed windows to the side and floor to ceiling windows to the front. Original parquet flooring which has been re-conditioned, radiators, TV point, fitted wood burner on a slate base with oak mantel over.

### **Kitchen**

Newly fitted kitchen boasting a range of wall and base mounted units in mat grey with oak worktop surfaces, stainless steel sink and drainer with chrome mixer tap. Concrete effect flooring, spotlights, integrated dishwasher, washing machine and fridge/freezer. Integrated oven with electric hob and extractor hood. Door to the rear and double glazed windows to the side and rear. Boxed in boiler, loft hatch.

### **Inner Hallway**

Airing cupboard, radiator, doors to...

### **Master Bedroom**

Double glazed window to the rear, built-in wardrobes, radiator.

### **Bedroom Two**

Double glazed window to the front, radiator, double built-in wardrobe.

### **Bedroom Three**

Double glazed window to the side, radiator, double built-in wardrobe.

### **Bathroom**

Suite comprising pedestal wash hand basin, bath with overhead shower and foldable glass screen. Oak effect flooring, part riled walls, radiator, shaver point and double glazed window to the side.

### **Cloakroom**

Double glazed window to the side, low level WC, wash hand basin, oak effect flooring.

### **Outside Garage**

One and a half wide. With up and over door and power and light connected. Doors to the front and rear, fuse board.

### **Front Garden**

A stunning frontage, with flower beds and cherry trees, a large block paved driveway and side access leading through to the rear garden.

### **Rear Garden**

With large wrap around patio seating area with raised sleeper borders, a grassed area, chicken coop, summerhouse, apple and cherry trees fully enclosed borders outside tap and gate a raised decking area. To the side there are further enclosed borders, with trees and grassed area. To the rear it is fully paved, with door to the garage, a brick shed oil tank lighting, log store.

### **Agent's Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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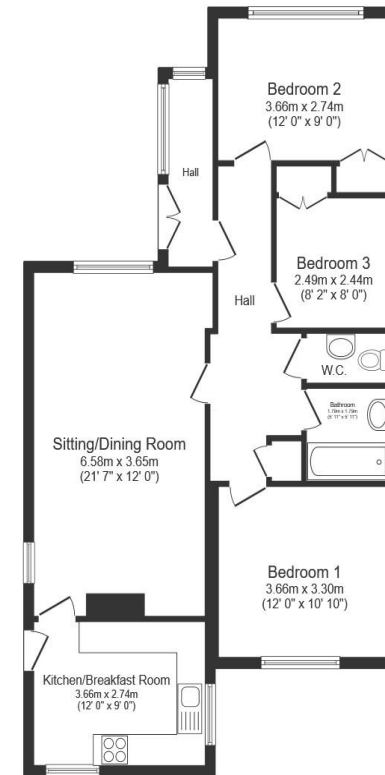
welcome to

## Dorcasia, Boot Street, Great Bealings, Woodbridge

- Three Good Size Bedrooms
- Stunning Dining Room with Vaulted ceiling and Wood-Burner
- Modern Kitchen with Integrated Appliances
- Beautiful Wrap Around Plot
- One and a Half width Garage

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers over  
**£400 000**



Floor Plan

Total floor area: 86.7 sq.m. (933 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Property Ref:  
WBG109503 - 0005

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