



**14 St Marys Park, Bucklesham, Ipswich, IP10 0DY**

**£550,000 FREEHOLD**

**DIAMOND  
MILLS**

*Established 1908*



**An exceptional, extended detached bungalow with 3 reception rooms, five bedrooms and two bathrooms set in charming gardens on a select development in the popular village of Bucklesham. The dwelling benefits from solar panels and battery storage facilities. There is both off road parking and garaging.**

**ENTRANCE HALL**

10' x 4' (3.05m x 1.22m)

**GAMES ROOM (SE)**

7' 6" x 19' 6" (2.29m x 5.94m) There is a roof light in this room.

**INNER HALL**

The airing cupboard housing the pre-lagged copper hot water cylinder with fitted immersion heater is in this hall. There is access to a loft void and a radiator.

**SITTING ROOM (SE)**

16' 9" x 10' 6" (5.11m x 3.2m) A lovely light sitting room with a radiator.

**STUDY**

8' 6" x 7' 6" (2.59m x 2.29m) This room has a roof light. Radiator.

**HALLWAY**

The ideal gas fired boiler is in this hall.

**DINING ROOM (NE)**

18' 6" x 10' 9" (5.64m x 3.28m) – This room features a radiator and an external glazed door. There's an opening skylight in the dining area which connects to the kitchen.

**KITCHEN (NE)**

12' 3" x 10' (3.73m x 3.05m) The kitchen is fitted with a stylish selection of wall and base units, topped with sleek Quartz surfaces and featuring an inset double bowl sink. Integrated appliances include a Neff induction hob with an extractor hood, a Neff double oven, and a microwave. Additional features include an opening electric roof light,

plumbing for a washing machine, a water softener, an extractor fan, and a radiator. External door.

**UTILITY ROOM (NW)**

10' x 4' 3" (3.05m x 1.3m) Fitted with wall and base units and an inset stainless steel sink unit with single drainer. There is an extractor fan in this room with a plinth heater with controller and an external door.

**BEDROOM (SE)**

13' x 11' (3.96m x 3.35m) A double room with a radiator. This bedroom is open into the dressing room.

**DRESSING ROOM (NE)**

9' 9" x 5' 6" (2.97m x 1.68m) With a range of fitted wardrobe cupboards and an opening to the en-suite.

**EN-SUITE BATHROOM (SE)**

9' 6" x 4' 6" (2.9m x 1.37m) Fitted with a four piece suite comprising panel bath with shower attachment over, vanity unit with inset wash basin and a low level WC. there is a towel rail/radiator, another radiator and an extractor in this bathroom.

**BEDROOM (NW)**

11' x 10' 6" (3.35m x 3.2m) There is a pedestal wash basin and a radiator in this double bedroom.

**BEDROOM (NW)**

10' 6" x 10' 6" (3.2m x 3.2m) A double room with a radiator.

**BEDROOM (NW)**

9' 9" x 13' 3" (2.97m x 4.04m) There is a new dual feed electric storage heater in this double room and it has an external door.

**BEDROOM (NW)**

9' 9" x 8' 6" (2.97m x 2.59m) There is a new dual feed electric storage heater in this room.





### **BATHROOM**

8' x 7' (2.44m x 2.13m) There is a roof light in this bathroom. The bathroom is fitted with a three-piece white suite comprising panel bath with electric shower unit over, vanity unit with inset wash basin and low-level WC. Towel rail/radiator and extractor.

### **OUTSIDE**

There is a paved parking area in front of the bungalow adjacent to the garage.

### **GARAGE**

20' x 7' 10" (6.1m x 2.39m) With power and light connected. The solar panel system and the storage batteries are in this garage.

### **GARDENS**

The garden features a lawned area with an apple tree near the main patio and a cherry tree by the second garden space. An outdoor tap is also available.

A wooden shed, measuring 12' x 8', provides additional storage. To the northwest, you'll find more garden space, primarily laid to lawn with shrubs. This section offers a good level of privacy.

### **ENERGY PERFORMANCE CERTIFICATE**

The current EPC rating is B(85) with a potential of B(89) which is valid until March 2035.

### **COUNCIL TAX BAND**

E

### **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

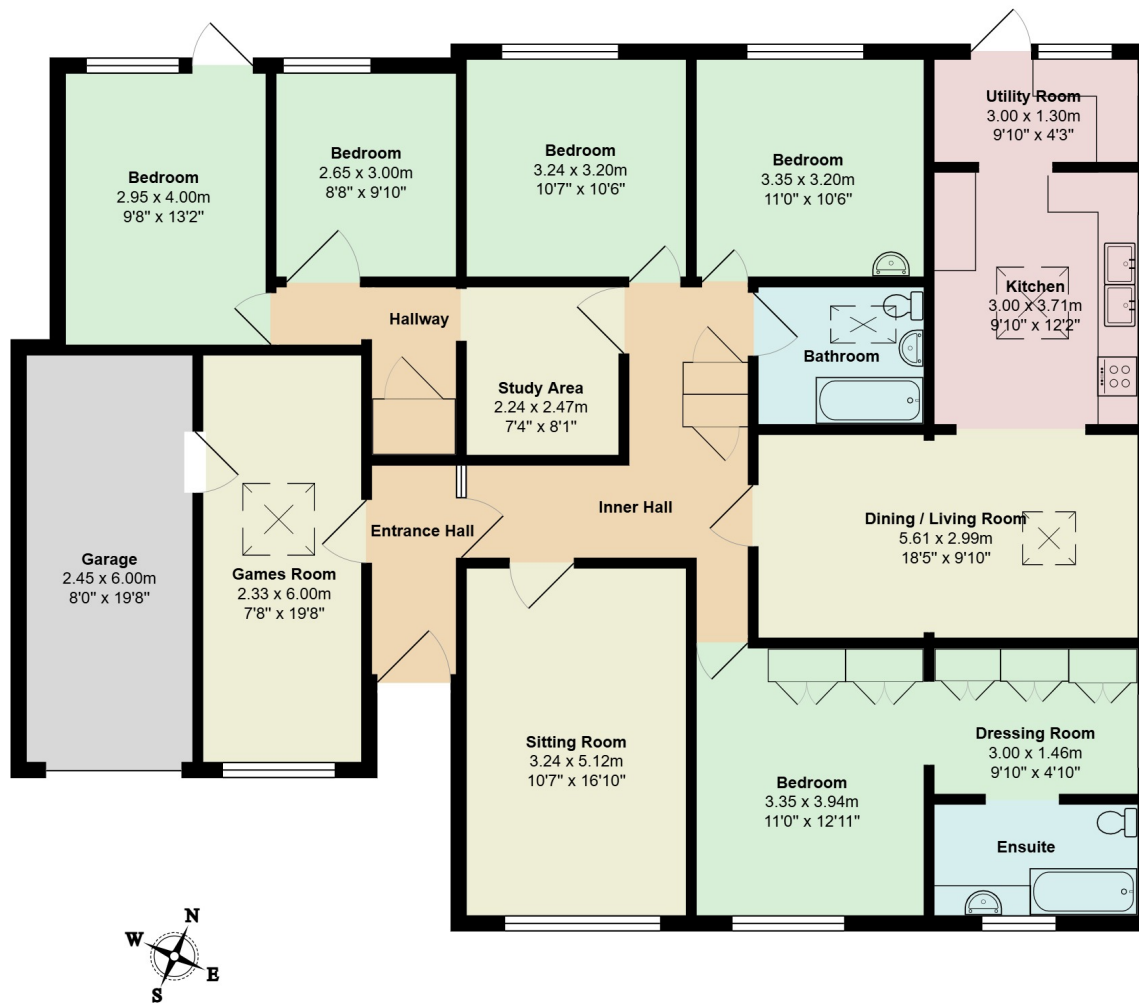
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Total Area: 186.9 m<sup>2</sup> ... 2012 ft<sup>2</sup>

All measurements are approximate and for display purposes only