

Ipswich Road, Tattingstone

Guide Price £600,000 - £650,000

Property Overview

An extended and comprehensively improved four-bedroom detached bungalow, occupying a generous private plot of over 0.25 of an acre (sts) within the sought-after village of Tattingstone.

Offered with no onward chain, the property provides exceptionally versatile accommodation, with the option to create up to five bedrooms or four separate reception rooms. Energy-efficient features include an air source heat pump, solar panels, house batteries and EV charging, contributing to a B-rated EPC.

The welcoming entrance hall leads to a bright formal dining room with sliding doors opening onto the rear garden, alongside a generous formal living room, also benefiting from sliding doors and excellent natural light. Two further versatile rooms lead from the living room and are currently arranged as studies, but could provide additional bedrooms, reception rooms or home offices. The superb kitchen is centred around a large feature island and boasts a useful utility room and additional storage area.

There are three further double bedrooms, including a generous main bedroom and guest bedroom with attractive bay windows. Bedroom three is currently used as a dressing room but could easily revert to a bedroom. The accommodation is completed by a beautifully re-fitted family bathroom with bath, separate walk-in shower, bidet and vanity unit, together with a further WC.

Outside, the enclosed rear garden is attractively arranged with lawn and patio areas, providing a private setting for entertaining. The substantial frontage offers extensive off-road parking, with space for numerous vehicles and potentially a camper van, while a detached double garage provides further parking and storage.

























- DOUBLE GARAGE AND AMPLE OFF-ROAD PARKING
- OCCUPYING AN OVERALL PLOT IN EXCESS OF 0.25 ACRE (STS)
- AIR-SOURCE HEAT PUMP, SOLAR PANELS, BATTERY STORAGE & EV CHARGING
- FOUR BEDROOM DETACHED BUNGALOW
- STAND-OUT KITCHEN WITH FEATURE CENTRAL ISLAND
- GUIDE PRICE £600,000 - £650,000
- SET IN A POPULAR, QUIET VILLAGE LOCATION
- THREE RECEPTION ROOMS WITH FLEXIBILITY TO ADAPT WHERE REQUIRED
- BEAUTIFUL GARDENS
- STUNNING FAMILY BATHROOM

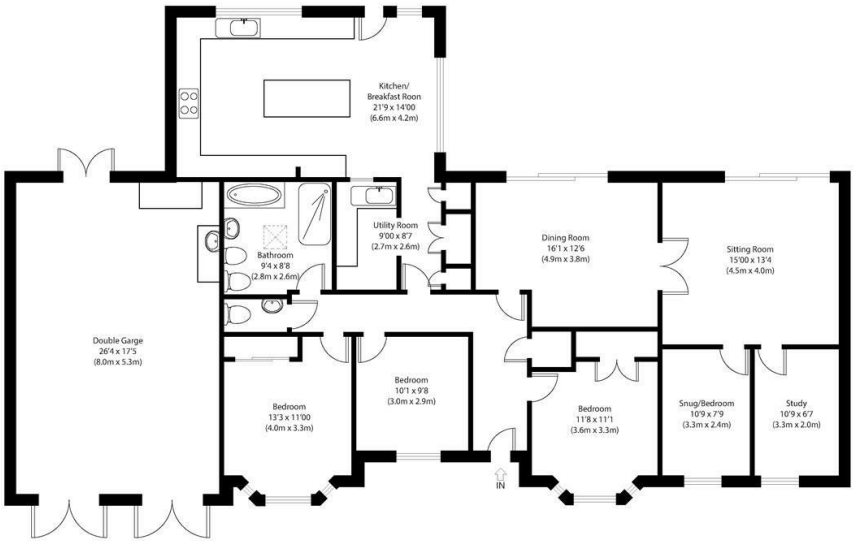
Location:
Nestled in the heart of the Suffolk countryside, the charming village of Tattingstone offers a quintessential rural lifestyle with excellent access to local amenities and transport links. This picturesque village is steeped in history and surrounded by rolling farmland, yet remains conveniently close to the vibrant county town of Ipswich, and Manningtree just a short drive away (6 miles).

The property enjoys a truly enviable position on the banks of Alton Water, one of the region's most scenic and well-loved reservoirs. Alton Water offers a wide range of outdoor pursuits including sailing, fishing, cycling, and walking, making it a haven for nature enthusiasts and active lifestyles alike. The views across the water are ever-changing and provide a peaceful, natural backdrop throughout the seasons.

Tattingstone benefits from a strong sense of community, a well-regarded village primary school, and a traditional village pub. The nearby A137 offers easy access to Manningtree (some 13 minute drive) and Ipswich railway stations, both of which provide direct links to London Liverpool Street, making the location ideal for commuters seeking countryside living with excellent connectivity.

Important Information:
Tenure - Freehold
Council Tax Band - E
Services - Mains Electric, Mains Water & Mains Drainage
Heating - Via Air-Source Heat Pump
Mobile Coverage Indoor: EE - 80% / Vodafone - 79% / Three - 78% / o2 - 73%
Broadband: Ultrafast Broadband is available at this address

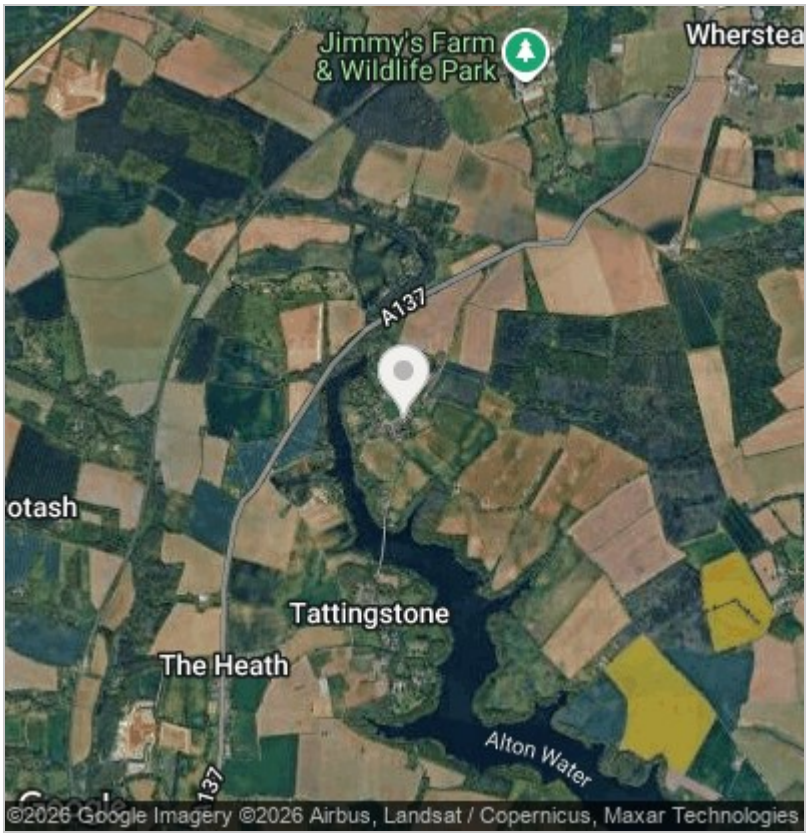
Floor Plan



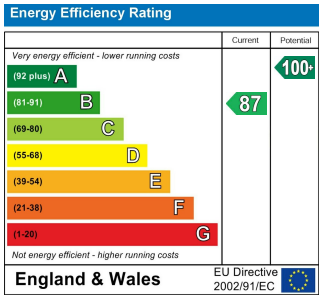
Ground Floor
Approximate Gross Internal Area
2105 sq ft (Including Garage) (196 sq m)

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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Area Map



Energy Efficiency Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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