



Jasmin House, School Hill, Nacton, IP10 0EH

£405,000 FREEHOLD NO ONWARD CHAIN

A well presented modern detached house built around 2018 situated in the heart of this popular and sought after village within easy reach to walks at the River Orwell and road links to Ipswich, Martlesham, Woodbridge and Felixstowe.

The light, bright living accommodation has been thoughtfully designed for modern low maintenance living and briefly comprises, entrance hall, cloakroom, lounge, kitchen/dining room/living space, three bedrooms, primary bedroom with views over woodland and en-suite shower room and family bathroom.

Further benefits include underfloor heating, installation of air conditioning units, low maintenance gardens and double glazed windows.

The property is nicely recessed from the road in the heart of this popular village with views from the rear elevation towards woodland.

Nacton has a well-reputed (Ofsted rated outstanding) primary school, with easy access to the county town of Ipswich, the popular riverside town of Woodbridge and the thriving coastal town of Felixstowe, all of which offer an excellent range of shopping and recreational opportunities, with sailing on the nearby estuaries and golf courses on the edge of each town.

The A14 as it bypasses Ipswich is easily accessed with links to London's M25 via the A12 and Stansted Airport via the A120, whilst main line rail services run regularly from Ipswich to London's Liverpool Street Station in about 70 minutes.

OAK WOODEN ENTRANCE DOOR OPENING TO ENTRANCE HALL

Staircase leading to the first floor with storage cupboard below, engineered oak flooring, ceiling spotlights, oak double doors opening to the lounge and throughway to the kitchen/dining room/living space.

CLOAKROOM

Modern white suite comprising low level W.C. with concealed cistern, pedestal wash hand basin, tiled splashback, chrome heated towel rail/radiator, engineered oak flooring, extractor fan, ceiling spotlights, upvc sealed unit double glazed windows to the side aspect.

LOUNGE 17' 6" x 9' 8" (5.33m x 2.95m)

Engineered oak flooring with underfloor heating, Mitsubishi remote control air conditioning unit, T.V. point, two upvc sealed unit double glazed windows to the front aspect.

KITCHEN/DINING ROOM/LIVING ROOM 17' 6" x 11' 6" (5.33m x 3.5m)

Fitted with a comprehensive range of modern farmhouse style units comprising base cupboards and drawers, saucepan drawers, solid beech block work surfaces, ceramic butler sink with mixer tap, tiled splash backs, matching eye level cupboards with under cupboard lighting, integrated dish washer and fridge/freezer, central island unit with drawers and stainless steel double oven, electric ceramic four ring hob, stainless steel extractor hood over, led ceiling spotlights, engineered oak flooring with under floor heating, Mitsubishi remote control air conditioning unit, upvc sealed unit double glazed window to the side aspect, five panel bi-folding doors opening to the rear garden.

LANDING

Access to loft space, radiator, built in airing cupboard housing the pressurised hot water cylinder and pine slatted shelf, upvc sealed unit double glazed window to the side aspect.

BEDROOM 1 11' 8" x 11' 4" (3.56m x 3.45m)

Radiator, Mitsubishi Remote control air conditioning unit, LED ceiling spotlights, upvc sealed unit double glazed window to the rear aspect towards woodland.

EN-SUITE SHOWER ROOM Modern white suite comprising walk in shower with twin head shower unit, tiled surround, wash hand basin with mixer tap and cupboards below, wall mirror with back lighting, low level W.C., chrome heated towel rail, LED ceiling spotlights, extractor fan, upvc sealed unit double glazed window to the rear aspect.

BEDROOM 2 9' 8" x 9' 4" (2.95m x 2.84m)

Radiator, Mitsubishi remote control air conditioning unit, upvc sealed unit double glazed window to the front aspect.

BEDROOM 3 9' 8" x 7' 8" (3.45m x 2.34m)

Radiator, upvc sealed unit double glazed window to the front aspect.

FAMILY BATHROOM

Modern white suite comprising panel bath with rain head style shower over, tiled surround, W.C., with concealed cistern, pedestal wash hand basin, wall mirror with twin lights, tiled floor, extractor fan, chrome heated towel rail/radiator, LED ceiling spotlights, upvc sealed unit double glazed window to the side aspect.

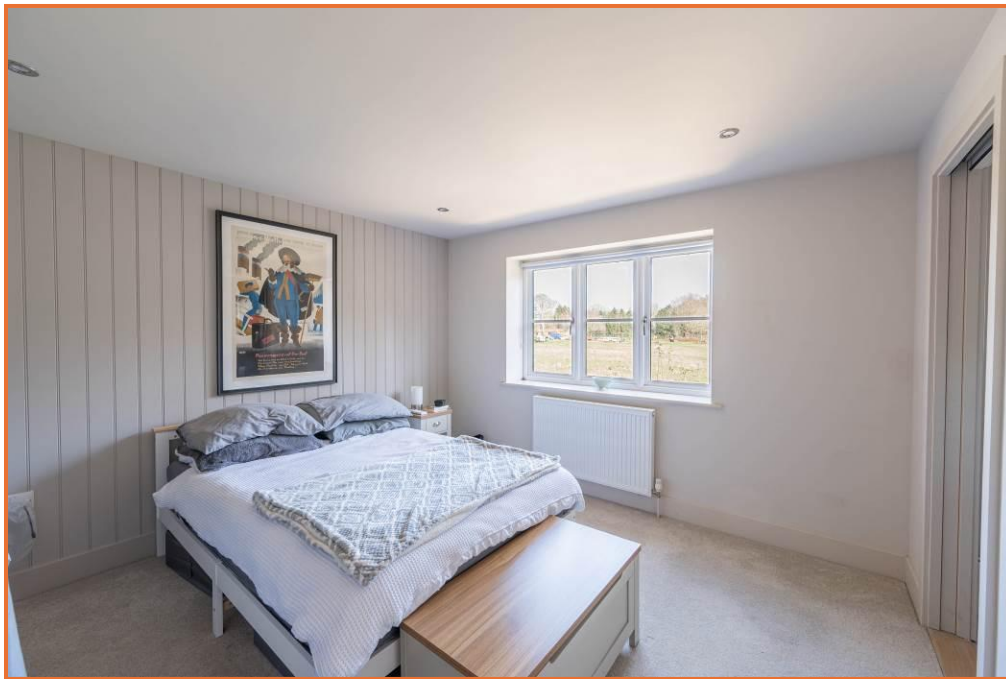
OUTSIDE

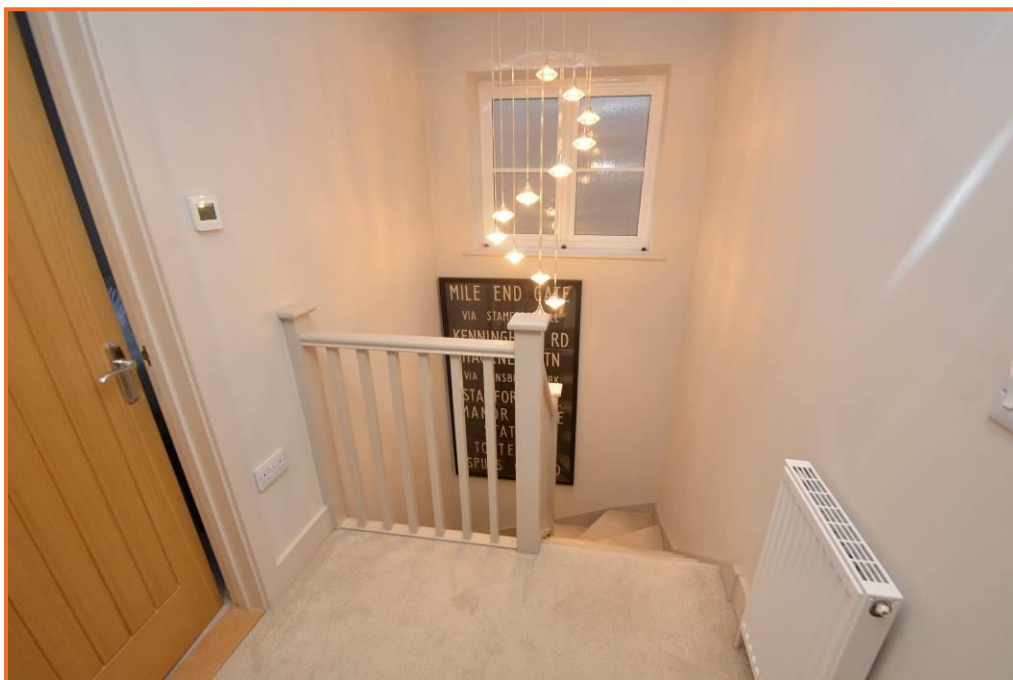
The property is recessed back from the road with the front garden comprising herringbone style block paving enabling off street parking for up to three vehicles. Wooden gated to each side of the property proving access to the rear garden.

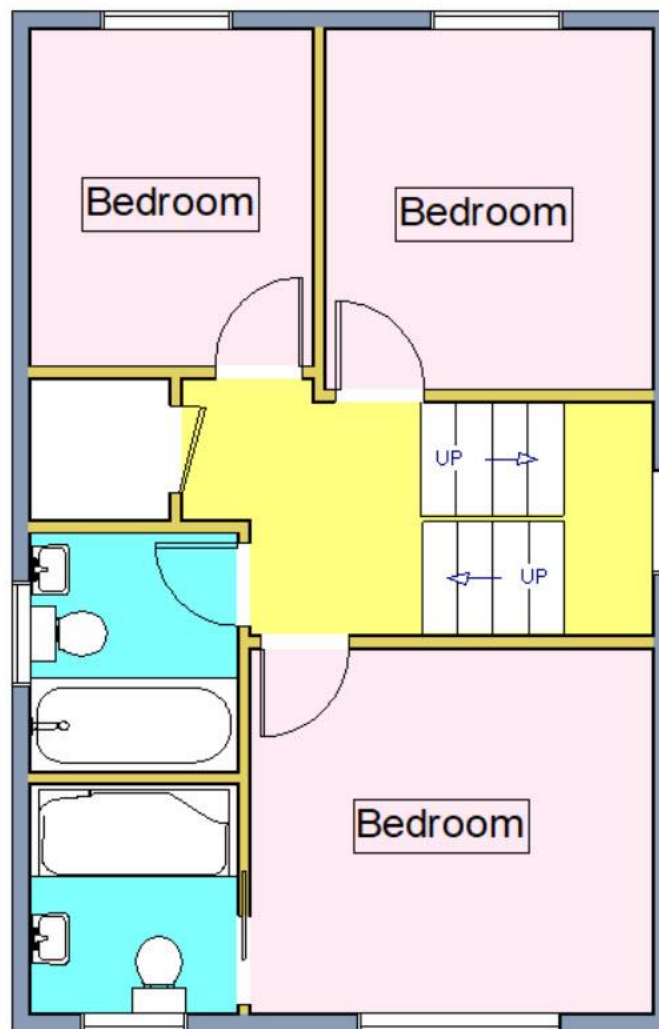
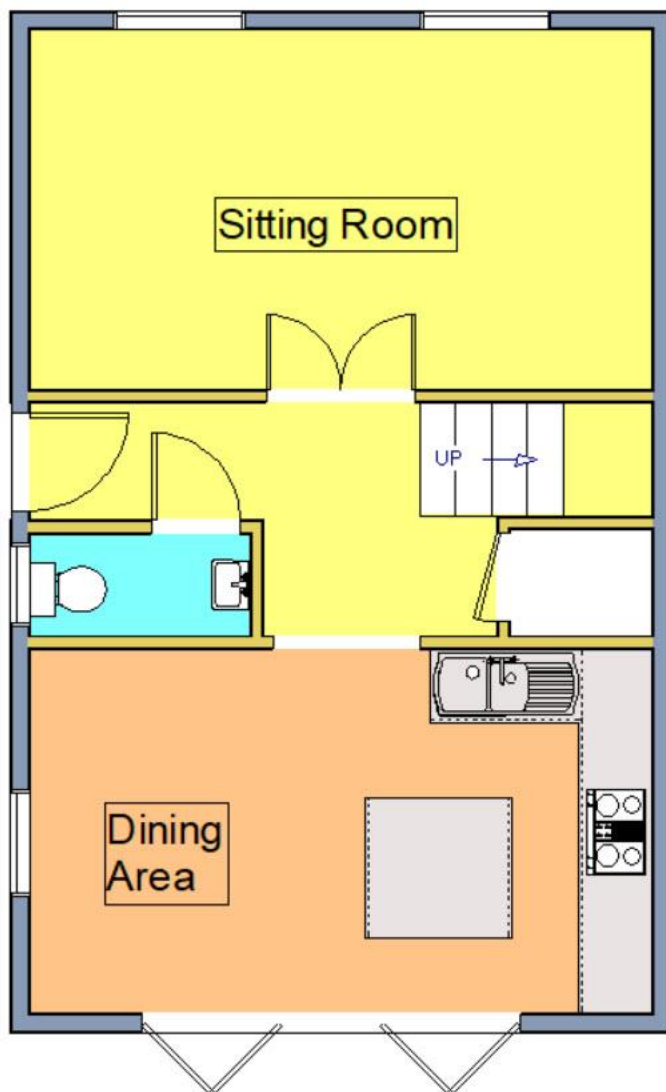
To the rear of the property there is a landscaped, low maintenance garden offering a good degree of privacy comprising flagstone block paving, steps leading up to an area of decorative stones with well stocked shrub borders enclosed by timber fencing.











Address: Jasmine House, School Hill, Nacton, IPSWICH, IP10 0EH
 RRN: 2548-3059-9202-1096-3200

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT POTENTIAL

77 96

England & Wales

EU Directive
 2002/91/EC



