



**Bournehaven, Bourne Hill, Wherstead, IPSWICH, IP2 8NQ**

**welcome to**

## **Bournehaven, Bourne Hill, Wherstead, IPSWICH**

This stunning, detached chalet bungalow benefits from four bedrooms, a kitchen/diner with doors to the garden, under floor heating, a ground floor bathroom, a 1st floor en suite, ample off street parking and a garage.

### **Agents Note:**

\*Please note this property is timber frame construction.

\*This property lies within a conservation area.

\*There are many features in this property designed for a wheelchair user.

### **Entrance Hall**

Engineered wood flooring, under floor heating, spotlights and a utility cupboard.

### **Lounge**

Engineered wood flooring, double glazed window to the front, TV point and under floor heating.

### **Kitchen/Diner**

Engineered wood flooring, double glazed windows to the rear, a door to the garden, further French doors to the rear, spotlights, under floor heating, a staircase leading to the first floor, eye and base level units in grey with granite effect worktop surfaces, double glazed window to the side, an integrated oven with gas hob and extractor hood, an integrated dishwasher, space for a fridge/freezer, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap and an island with base level units (this island has been made specifically for wheelchair users).

### **Ground Floor Bedroom Three**

Engineered wood flooring, under floor heating and double glazed window to the side.

### **Ground Floor Bedroom Two**

Engineered wood flooring, TV point, under floor heating and double glazed window to the front.

### **Ground Floor Bathroom**

Tiled effect flooring, chrome heated towel rail, double glazed window to the side, partially tiled walls, wash hand basin, low level WC, extractor fan and an enclosed shower with sliding door.

### **First Floor**

#### **Master Bedroom**

Carpet flooring, Velux window to the rear, one radiator, a fire escape point and storage in the eaves.

#### **En Suite**

Tiled effect flooring, Velux window to the front, one radiator, low level WC, wash hand basin with waterfall chrome mixer tap, a corner shower and extractor fan.

#### **Bedroom Four**

Carpet flooring, Velux window to the rear and one radiator.

### **Outside:**

#### **Front Garden**

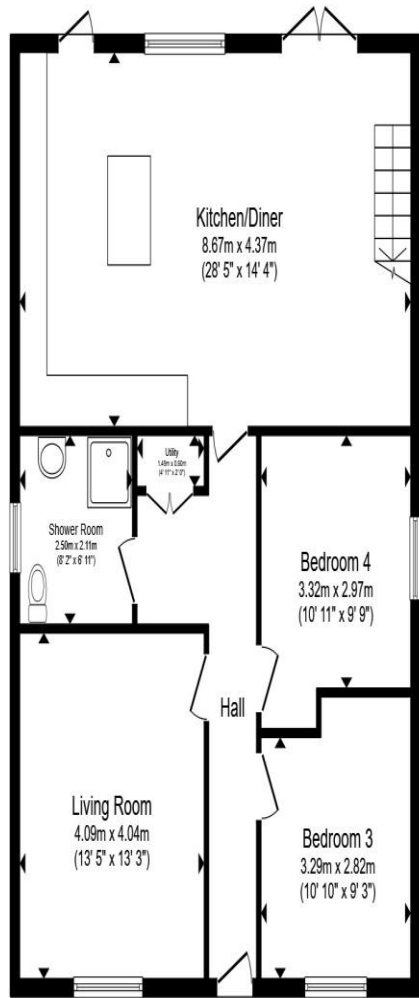
A lawned area, a block paved driveway, providing off street parking, access to the garage to the rear, a fenced border and a hedged border.

#### **Rear Garden**

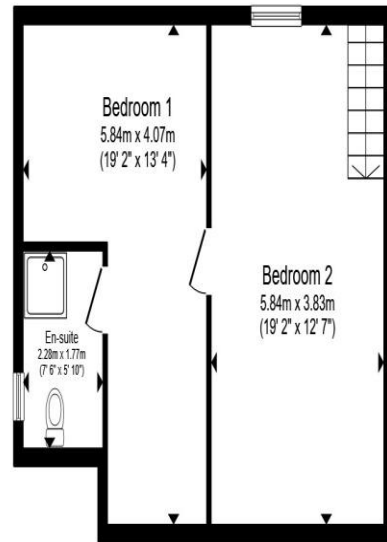
A patio seating area, a side access, a large block paved driveway, a large grassed area, a pergola, fully enclosed border, trees, shrubs and a gate.

### **Garage**

An up and over door, power and a door to the rear garden.



**Ground Floor**



**First Floor**

Total floor area 138.8 m<sup>2</sup> (1,494 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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**Bournehaven, Bourne Hill,  
Wherstead, IPSWICH**

- Four bedrooms
- Ground floor bathroom & 1st floor en suite
- Under floor heating
- Ample off street parking & garage
- Suitable for wheelchair users

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

guide price

**£475,000 - £500,000**



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Property Ref:  
IPS121405 - 0005

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