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Oak Trees, Mill Piece, Nacton, Ipswich, IP10 0HQ

Guide Price £600,000 Freehold



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agents

Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A fabubus opportunity to take ownership of this impressive, detached bungalow of substantially extended proportions approaching 1893 sqft, favourably tucked at the end of a cul-de-sac on a superb plot approaching a third of an acre, perfectly set amongst fields and trees boasting glorious country side views in the desirable village of Nacton, lying betwixt Ipswich and Felixstowe. The accommodation briefly comprises; entrance hall, dining room with log burner, extensive fitted kitchen and utility, spacious sitting room, three double bedrooms, one single bedroom/study, two en-suites, principal bedroom dressing room, and family bathroom. To the outside there are excellent wrap around gardens which envelope the home with a sweeping driveway to the front, and generous garden to the rear which abuts fields and enjoys a leafy tree lined outlook, there is an integral double garage, and a further detached double garage/workshop with adjoining store. Early viewing is essential.

SHELTERED ENTRANCE

DOOR TO ENTRANCE HALL

ENTRANCE HALL

Radiator, burglar alarm panel, built-in storage cupboard, loft access, wood laminate flooring, doors to bedrooms and bathroom, double doors to dining room.

DINING ROOM

11' 11" x 17' 8" approx. (3.63m x 5.38m) Double glazed window to front, two radiators, free standing log burner, television and telephone points, tiled floor, wide opening to kitchen and utility, double doors to sitting room, and double glazed French doors with matching side casements opening to garden.

KITCHEN & UTILITY

16' 5" narrowing to 7' 10" x 27' 4" narrowing to 6' 5" approx. (5m x 8.33m) "L Shaped" Double glazed window to side, radiator, extensive range of cupboard and drawer fitted units with under unit courtesy lighting over rolled edge work surfaces, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap, Rayburn farm style cooking range set in revealed brick feature inglenook style recess, built-in NEFF oven and grill, inset electric hob with extractor over, integrated dish-washer, secondary round bowl sink drainer unit with mixer tap, tiled splash backs, under counter spaces for washing machine and tumble dryer, space for fridge-freezer, television point, inset ceiling lights, tiled floor, side door opening to garden.



SITTING ROOM

16' 8" x 19' 10" approx. (5.08m x 6.05m) Double glazed window to front, two radiators, television and telephone points, enclosed coal effect gas fire, double glazed French door with matching side casements opening to garden.



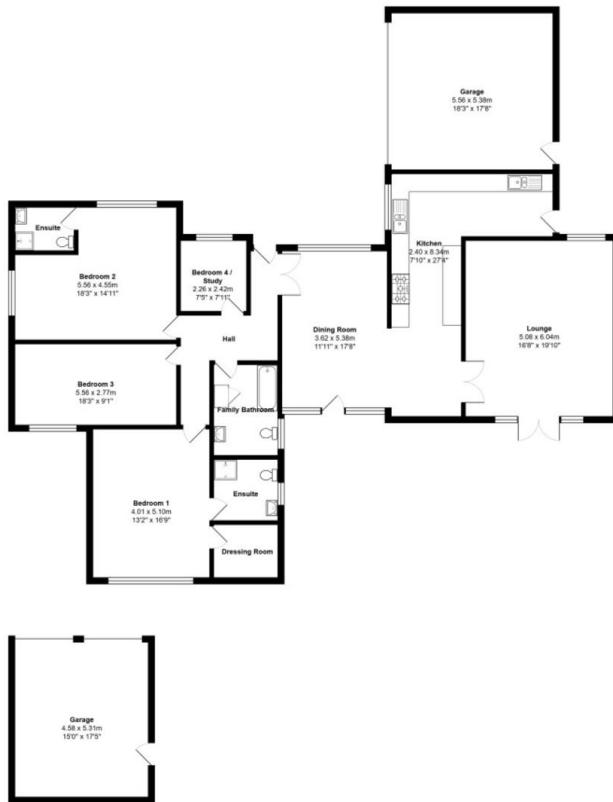
PRINCIPAL BEDROOM

13' 2" x 16' 9" approx. (4.01m x 5.11m) Double glazed window to rear, radiator, television and telephone points, doors to en-suite shower and dressing room.



EN-SUITE SHOWER ROOM

Obscure double glazed window to side, traditional style column radiator with towel rail, shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC, shaver socket, tiled walls and floor.



EN-SUITE DRESSING ROOM

Radiator, fitted shelving and clothes rails.

BEDROOM TWO

18' 3" narrowing to 8' 7" x 14' 11" narrowing to 8' 8" approx. (5.56m x 4.55m)
 "L Shaped" Dual aspect double glazed windows to front and side, two radiators, television point, built-in cupboard, door to en-suite.

EN-SUITE SHOWER ROOM

Double glazed window to front, radiator, shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC, stone effect vinyl flooring.

BEDROOM THREE

18' 3" x 19' 1" approx. (5.56m x 5.82m) Double glazed window to rear, radiator, telephone point, inset ceiling lights.

BEDROOM FOUR/STUDY

7' 5" x 7' 11" approx. (2.26m x 2.41m) Double glazed window to front, radiator, wood laminate flooring, BT Openreach point.

FAMILY BATHROOM

Double glazed window to side, chrome heated towel rail, panel bath, mounted hand-wash basin with cupboard under, low level WC, built-in airing cupboard housing hot water tank, separate built-in storage cupboard, part tiled walls, tiled floor, inset ceiling lights.

OUTSIDE

Fabulous wrap around garden approaching a third of an acre, predominantly consisting of a sweeping shingled driveway frontage accessing the integral double garage, and excellent established rear garden mainly laid to mature lawn and paved entertainment patio, abutting fields and enjoying a leafy oak tree outlook accessing a double garage/workshop and adjoining store.

INTEGRAL DOUBLE GARAGE

18' 3" x 17' 8" approx. (5.56m x 5.38m) Electric roller shutter entry door, modern wall mounted gas fired boiler, work surface, accessible and predominantly boarded loft space, mains power and lighting, personal door to rear opening to garden.

DETACHED DOUBLE GARAGE/WORKSHOP

15' x 17' 5" approx. (4.57m x 5.31m) Rendered brick and block construction, twin up and over entry doors, window to side, accessible predominantly boarded loft space, mains power and lighting, personal side door.

ADJOINING STORE

8' x 17' 5" approx. (2.44m x 5.31m) Four double glazed windows to rear, mains power and lighting.

EAST SUFFOLK COUNCIL

Tax band F - Approximately £3,127.67 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Nacton and Bucklesham primary, Ipswich Academy and Copleston High secondary.

DIRECTIONS

Leaving Ipswich town centre, head East on Felixstowe Rd/A1156 towards Alston Rd, at the roundabout, take the 3rd exit and stay on Felixstowe Rd/A1156, go through 1 roundabout, at the next roundabout, take the 3rd exit and stay on Felixstowe Rd/A1156, turn right towards Nacton village, turn right onto Mill Piece. After turning onto Mill Piece, the property will be at the far end of the gravel road.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd.

Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

Mill Piece Nacton IPSWICH IP10 0HQ	Energy rating D	Valid until: 20 February 2035
		Certificate number: 0370-2630-3420-2025-0785
Property type		Detached bungalow
Total floor area		176 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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