



4 Woodview, School Hill, Nacton, IP10 0EH

£395,000 FREEHOLD

Built in 2006 and located in the heart of the idyllic village of Nacton is this modern and beautifully presented three bedroom mid terraced home.

In addition to the three bedrooms the property benefits from open field views to the rear, allocated off road parking for two cars with an EV charger and an en-suite to bedroom one.

The accommodation in brief comprises open plan kitchen/diner, lounge, upstairs are three bedrooms with an en-suite shower room into bedroom one and a modern family bathroom.

Nacton proves an exceptionally popular residential location bordering the Orwell Estuary and is within easy reach of the county town of Ipswich, the market town of Woodbridge and the coastal town of Felixstowe.

Being rarely available to the market an internal viewing is highly recommended to appreciate the modern accommodation on offer.

COMPOSITE ENTRANCE DOOR

Opening into :-

OPEN PLAN KITCHEN/DINER 17' 9" x 15' 3" (5.41m x 4.65m)

Karndean flooring, radiator, stairs leading up to the first floor, window to front aspect and French doors to rear aspect.

The kitchen area comprises wooden fitted worktops with a tiled splashback with pale blue fitted shaker style units above and matching units and drawers below, central island with matching wood work top and pale blue storage drawers below, ceramic one and a half bowl sink unit with hose style mixer tap and single drainer, space and plumbing available for a dishwasher, washing machine and a tumble dryer. Further space available for freestanding fridge/freeze. Electric Hotpoint oven with four ring gas hob and cooker hood above, storage cupboard which formerly was a cloakroom and has the plumbing available to be converted back with an obscured window to the front aspect.

LOUNGE 17' 9" x 11' 10" (5.41m x 3.61m)

Laminate flooring, radiator, windows to both front and rear aspects, TV point.

FIRST FLOOR LANDING

Window to rear aspect, access to the loft space, airing cupboard housing Vaillant combination boiler and doors to :-

BEDROOM ONE 11' 10" x 11' 9" (3.61m x 3.58m)

Radiator, window to rear aspect with field views and door to :-

EN-SUITE SHOWER ROOM 7' 5" x 5' 6" (2.26m x 1.68m)

Modern re-fitted suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, corner shower cubicle with twin shower head and tiled surround, tiled flooring, heated towel rail, obscured window to front aspect.

BEDROOM TWO 10' 9" x 8' 6" (3.28m x 2.59m)

Radiator, window to rear aspect with field views.

BEDROOM THREE 8' 9" x 8' 8" (2.67m x 2.64m)

Radiator, window to front aspect, built in wardrobe.

FAMILY BATHROOM 9' 4" x 5' 6" (2.84m x 1.68m)

Modern suite comprising low level WC, vanity wash hand basin with mixer tap and storage cupboard below, P-shaped panel bath with mixer tap and twin shower head over, tiled surround, heated towel rail, extractor, obscured window to front aspect.

OUTSIDE

The property is accessed via a shared private drive where there are two allocated off road parking spaces with an EV charger. The front garden of the property is open and relatively low maintenance laid to artificial lawn with an established plant and shrub border and a garden path leading to the entrance door, outside tap.

The rear garden is enclosed by fencing and upon entering from the dining space there is a patio area with an outside socket, steps leading up to the remainder of the garden which is laid to lawn with established shrub and plant border, a further patio area and a storage shed which has power connected.

COUNCIL TAX

Band 'C'











