



Foxes Close, Wherstead
Guide Price £325,000

Property Overview

A beautifully presented three-bedroom detached family home, occupying an attractive position within the ever-popular Bourne View development in Wherstead.

Constructed in 2022 and owned by the current vendors since new, this modern home offers stylish, well-appointed accommodation that is wonderfully bright throughout, with an abundance of natural light creating an inviting and airy feel.

The ground floor comprises a welcoming entrance hallway with a downstairs WC, a contemporary kitchen/dining room with double doors opening onto the rear garden, and a spacious living room featuring a beautiful bay window.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom.

Outside, the property enjoys an enclosed rear garden and driveway parking to the front.

Occupying a particularly pleasant position within this sought-after development, this superb home combines modern family living with light-filled accommodation, making it an excellent opportunity for buyers seeking a contemporary home in a convenient village location.





- THREE BEDROOM DETACHED HOME
- EN-SUITE TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- KITCHEN DINING ROOM
- DOWNSTAIRS WC
- GUIDE PRICE £325,000 - £335,000
- SITUATED ON THE EVER POPULAR BOURNE VIEW DEVELOPMENT

Property Setting:

Wherstead is a highly desirable village located on the southern outskirts of Ipswich, offering an attractive blend of village living with the convenience of excellent transport links and a wide range of nearby amenities. Positioned alongside the River Orwell and surrounded by attractive countryside, the village is particularly popular with families, professionals and commuters seeking a quieter setting without sacrificing accessibility.

Everyday amenities are close at hand, with nearby Pinewood and Chantry providing supermarkets, convenience stores, schools, healthcare facilities and a variety of local shops and services. Ipswich town centre is just a short drive away and offers an extensive selection of national retailers, independent boutiques, cafés, restaurants, bars and leisure facilities, together with the popular Ipswich Waterfront, home to a range of waterside dining venues and marina walks.

The area is well served by education, with a choice of highly regarded primary and secondary schools nearby, as well as several respected independent schools including Ipswich School and Ipswich High School.

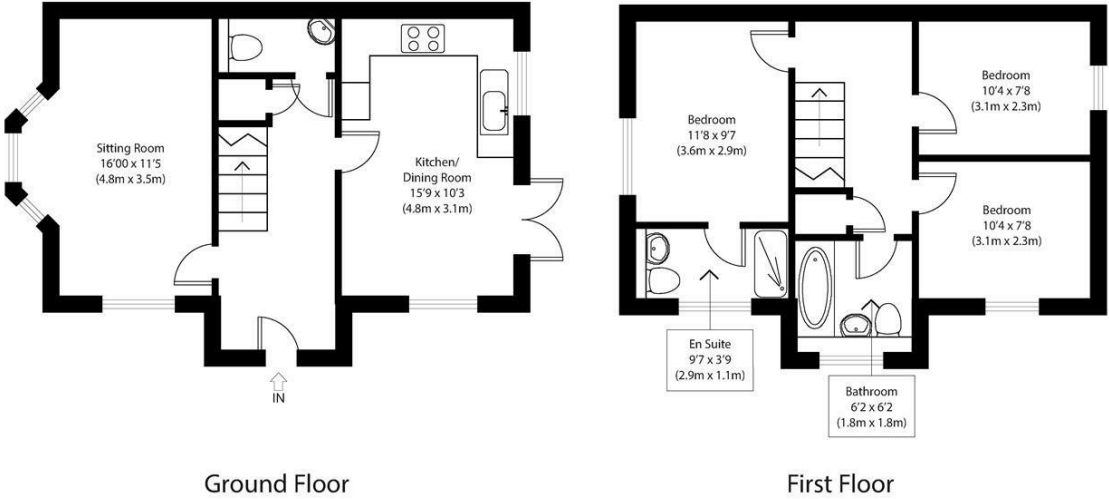
For commuters, Wherstead enjoys excellent road connections, with immediate access to the A14 providing links towards Felixstowe, Bury St Edmunds, Cambridge and the Midlands, while the A12 offers straightforward routes to Colchester, Chelmsford and London. Ipswich railway station is within easy reach and provides regular mainline services to London Liverpool Street in around 70 minutes, making the village an excellent choice for those commuting to the capital.

Agents notes:

Tenure - Freehold
Council Tax - Band D
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - Three - 82% / EE - 81% / Vodafone - 78% / o2 - 77% (Via Ofcom)
Broadband Availability - Ultrafast is available
Management Fee - An annual management fee is payable, which the current sellers understand to be approximately £250 per annum



Floor Plan



Approximate Gross Internal Area
910 sq ft (85 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. copyright www.prothausgroup.co.uk



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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Area Map



Energy Efficiency Graph

