

## Summary

An extended and fully renovated bungalow set in a rural position with beautiful field views beyond and access to endless countryside walks. The property further benefits from a garage and ample off road parking and an impressive family room with sliding doors opening out into the garden.

## Description

### Approximate Room Sizes

**HALLWAY** Entrance door into entrance hall with doors off to kitchen, utility room, bedrooms, shower room and airing cupboard.

**FAMILY ROOM 23' 11" x 16' 0" (7.29m x 4.88m)** The impressive family room has two windows to the front aspect and two windows to the side aspect with large sliding patio doors to the rear aspect and the fields beyond. Gas fire to remain.

### **KITCHEN 11' 11" x 9' 02" (3.63m x 2.79m)**

Window to rear aspect, matching wall and base level units with work surfaces over, inset stainless steel sink with tap over, inset integrated electric oven and drinks fridge, space for under counter fridge and slimline dishwasher. Double doors to family room.

### **UTILITY ROOM 11' 10" x 7' (3.61m x 2.13m)**

Door to side aspect, sink with taps over, space and plumbing for washing machine and fridge/freezer.

**SHOWER ROOM** Window to side aspect, shower unit, wc, wash hand basin.

### **SNUG/BEDROOM THREE 11' 10" x 11' 7" (3.61m x 3.53m)**

Currently utilized as a snug, this room can also be used as a third bedroom. Window to front aspect, fireplace.

**BEDROOM TWO 11' 10" x 10' 10" (3.61m x 3.3m)** Window to front aspect, sliding glass doors to wardrobe.

**MASTER BEDROOM 15' 11" x 12' 2" (4.85m x 3.71m)** Windows to rear aspect, double doors to side aspect and further window to side, door to ensuite.

**ENSUITE** Window to side aspect, shower with shower screen and shower attachment, wc and wash hand basin.

**GARAGE 16' 11" x 11' 1" (5.16m x 3.38m)** Up and over garage door to front, service door to side. Power and lighting.

**OFFICE 10' x 6' (3.05m x 1.83m)** Window to rear aspect, door to side, power and lighting.

**OUTSIDE** The property is approached by a shingle drive which provides ample off road parking and access to the garage. Path leads to the front of the property and access to the side and rear.

The rear garden is a great size with beautiful field views beyond, it is predominately laid to lawn with a patio area immediately off the back of the property providing an area for outdoor entertaining. There is a further patio area to the side of the property and to the rear of the office. The garden is enclosed by fencing.

## Additional Information

Local Authority – Babergh

Council Tax Band – C

Tenure – Freehold

Services – Septic Tank, Oil Heating, Water & Electric

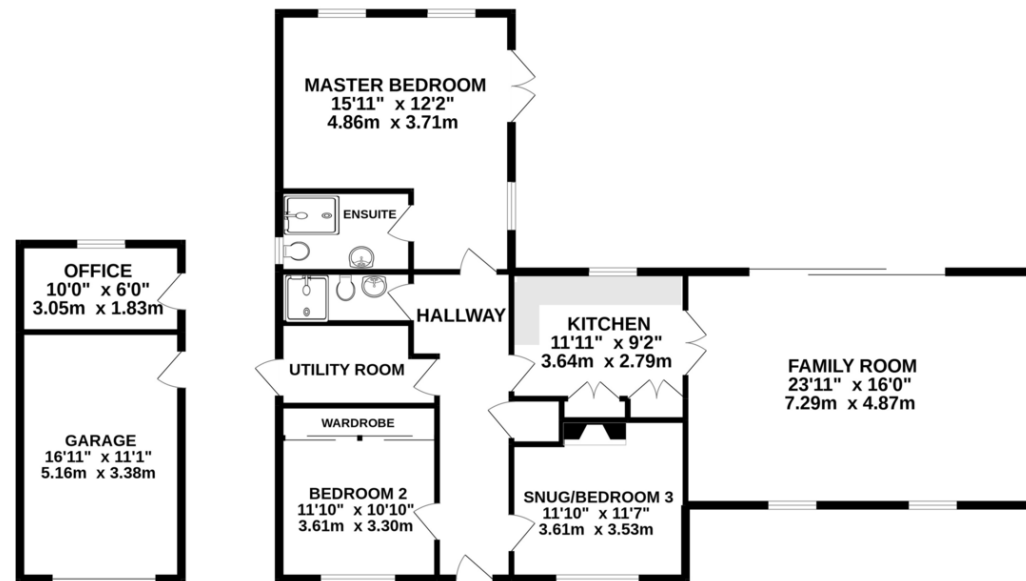
Post Code – IP7 7BS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Whatfield Road | Naughton | IP7 7BS

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**£725,000**

- Three Bedrooms
- Beautiful Field Views
- Large Gardens
- Rural Position
- Stunning Family Room
- Fitted Kitchen
- Ensuite To Master Bedroom