

Summary

A three double bedroom detached bungalow enjoying an elevated position with stunning views over the fields beyond. Benefiting from a light and spacious sitting room with an inset wood burning stove, open plan kitchen/diner, modern fitted bathroom and ensuite. Driveway providing ample off road parking and vehicular access to the garage.

Description

Approximate Room Sizes

ENTRANCE HALL Built in storage cupboard. Power points. Radiator. Airing cupboard housing hot water tank & immersion heater. Recessed lighting. Half glazed door to kitchen/diner Doors to:

SITTING ROOM 18' 2" x 14' 9" (5.54m x 4.52m) Feature fireplace with multi fuel fire inset. Power points. Radiator. Television point. Window to side aspect & bay window to front aspect. Half glazed door to:

KITCHEN/DINER 24' 5" x 12' 7" (7.45m x 3.86m) Single drainer sink unit with cupboards under. Excellent range of matching base & wall mounted units. Complimentary solid wood work

surfaces. Tile splash backs. Space & plumbing for washing machine & dishwasher. Space for range cooker with extractor hood over. Power points. Radiator. Space for American style. fridge/freezer. Built in cupboard housing boiler serving domestic hot water & central heating system. Walk in pantry. Recessed lighting. 2 Windows to rear aspect & window to side aspect. Door to rear garden.

BEDROOM 1 9' 9" x 9' 3" (2.99m x 2.84m) + 10' 0" x 7' 1" (3.05m x 2.18m) Radiator. Power points. Built in wardrobes. Window to rear aspect. French doors to rear garden. Door to:

ENSUITE White suite comprising low level flush WC, wall mounted wash hand basin & tiled shower cubicle with pumped Aqualisa shower. Radiator/towel rack. Tiled splash back. Window to rear aspect.

BEDROOM 2 11' 8" x 10' 10" (3.56m x 3.31m) Radiator. Power points. Built in wardrobes. Bay window to front aspect.

BEDROOM 3 11' 7" x 9' 0" (3.55m x 2.75m) Power points. Radiator. Window to front aspect.

BATHROOM White suite comprising low level flush WC, pedestal wash hand basin & panelled bath with electric shower over. Tiled splash backs. Radiator. Tiled floor. Window to rear aspect.

OUTSIDE The front of the property commences with a driveway providing extensive off road parking, leading to garage with up & over door. Garden laid primarily to lawn with established hedges & shrubs. Side pedestrian access via gate to rear garden.

The rear garden commences with a patio with steps leading to raised area laid primarily to lawn. Further raised patio seating area. Summer house to remain with power and lighting. Oil tank. Established hedge surround.

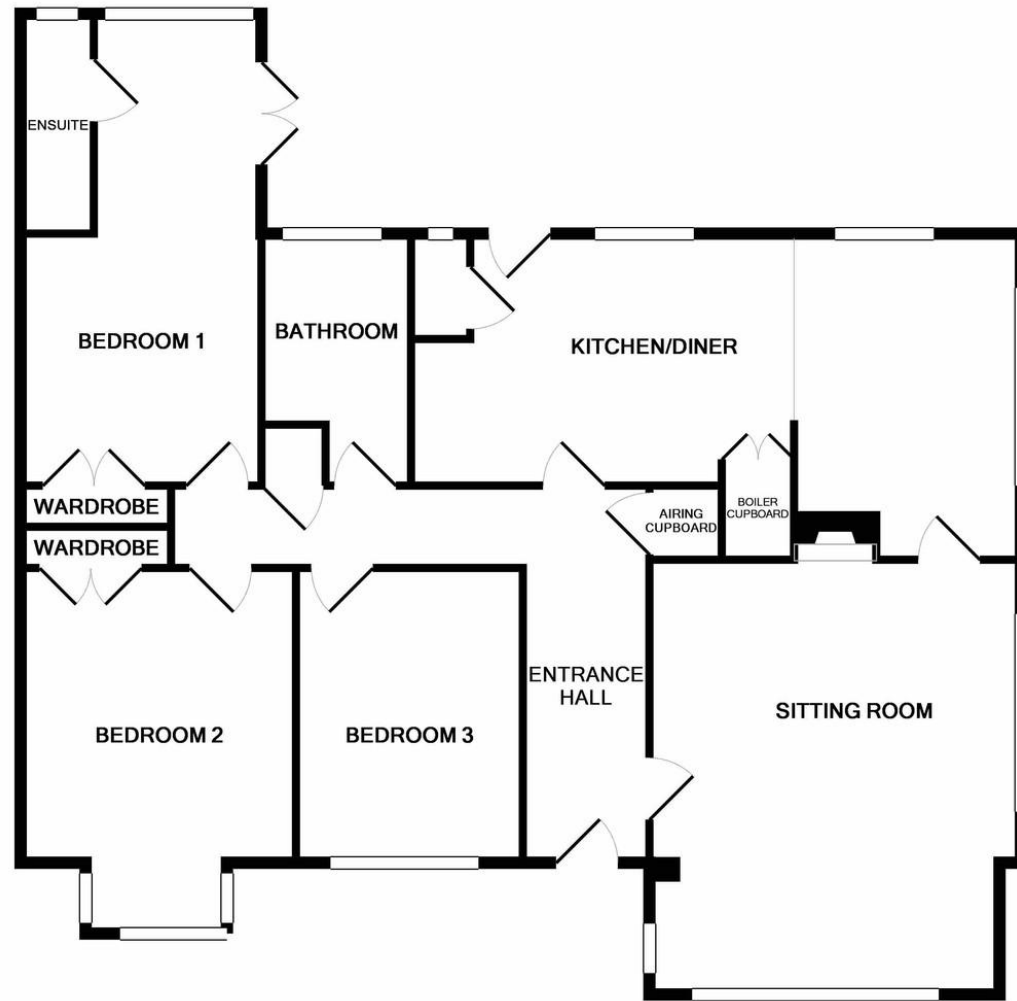
GARAGE Up and over door to front. Double glazed door to side and double glazed window to rear. Power & lighting.

Additional Information

Local Authority – Babergh District Council
Council Tax Band – E
Tenure – Freehold
Services – Mains Drainage, Oil Fired Heating, Water, Electric
Post Code – IP7 7BG

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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If you would like to speak to one of our mortgage advisors call now – 01787 468400

Your home may be repossessed if you do not keep up repayments on your mortgage.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Manor Road | Bildeston | IP7 7BG

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Offers In Excess Of £375,000

- Three Bedrooms
- En Suite Shower Room
- Modern Fitted Bathroom
- Light & Spacious Sitting Room
- Open Plan Kitchen/Diner
- Elevated Position Enjoying Stunning Field Views
- Garage & Ample Off Road Parking