



10 Manor Road | Bildeston | Suffolk | IP7 7BG

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes

  
**TOWN & VILLAGE**  
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit [www.townandvillageproperties.co.uk](http://www.townandvillageproperties.co.uk)

# 10 Manor Road, Bideston, Suffolk, IP7 7BG

***“An opportunity to acquire a spacious and well-presented four bedroom detached dwelling with split-level accommodation, and located towards the end of a ‘tucked away cul-de-sac on the outskirts of the ever-popular Suffolk village of Bideston.”***

## **Description**

An opportunity to acquire a spacious and well-presented detached dwelling with split-level accommodation and located towards the end of a ‘tucked away’ cul-de-sac on the outskirts of the ever-popular Suffolk village of Bideston.

Further notable benefits include oil-fired central heating, off-road parking, single garage and predominantly lawned front and rear gardens. The property also enjoys the advantage of being offered with no onward chain.

## **The accommodation in more detail comprises:**

Side door to:

## **Entrance Hall**

With opening to:

## **Sitting/Dining Area Approx 7.69m x 5.12m (25' 3" x 16' 10")**

Substantial open-plan space with two windows to the front aspect, stairs rising to the first floor, door to storage cupboard underneath landing, feature inset with fireplace with brick surround and tiled hearth with wooden mantel over and door to:

## **Kitchen Approx 3.21m x 2.95m (10' 6" x 9' 8")**

Window to front aspect and fitted with a matching range of wall and base units with worktops over, inset one and a half bowl sink, drainer and mixer tap, integrated appliances include oven and grill, four ring electric hob with extractor over, space for fridge and dishwasher, tiled walls, tiled flooring and spot-lights.

## **Mezzanine Landing**

This area begins the higher of the two levels and includes access to loft and door to cupboard housing the hot water cylinder and heating system. Doors to:

## **Bedroom One Approx 5.93m x 3.27m (19'5" x 10' 9")**

Conveniently located towards the rear of the property and benefiting from double aspect windows to the rear and side, as well as personnel door opening onto the terrace and door to:

## **En-Suite Shower Room**

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls, tiled flooring and extractor fan.

## **Bedroom Two Approx 3.26m x 2.74m (10'8" x 9')**

Double room with window to rear aspect.

## **Bedroom Three Approx 2.84m x 2.77m (9'4" x 9' 1")**

Double room with window to rear aspect.

## **Bedroom Four Approx 2.63m x 2.42m (8'8" x 7'11")**

With window to side aspect.

## **Family Bathroom**

Well-appointed white suite comprising w.c, hand wash basin with storage cupboard under and further storage to the side, paneled bath with shower attachment over, two doors, each to a sizable storage cupboard, tiled walls, tiled flooring and frosted window to side aspect.

## **Outside**

The property is conveniently located towards the end of a tucked away cul-de-sac. Set well back from the road and access over a private drive,





the property offers ample off-road parking as well as a single garage. The garage is fitted with up and door, power and light and personnel door to the side.

Both the front and rear gardens are predominately lawned, with the latter benefiting from a terrace abutting the rear of the property as well as a selection of flower and shrub borders as well as specimen trees. The boundaries are predominately defined by panel fencing. Also incorporated within the plot is a detached timber summerhouse.

**Services**

Mains water, drainage and electricity. Oil fired central heating.

**Local Authority**

Babergh District Council

**Council Tax Band - E**

**Agents Note**

We have been advised that the property benefits from a new heating system and new carpets.



**Disclaimer**

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



Energy performance certificate (EPC)		
10 Manor Road Brideston IPSWICH IP7 7BG	Energy rating <b>E</b>	Valid until: 24 April 2033 Certificate number: Z211-2828-6414-2245-5311
Property type	Detached bungalow	
Total floor area	114 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		



Town and Village Properties  
Grove House, 87 High Street  
Needham Market  
Suffolk  
IP6 8DQ

Email: [info@townandvillageproperties.co.uk](mailto:info@townandvillageproperties.co.uk)