



DAVID
BURR

Fair Steadings,
Nedging Tye, Ipswich, Suffolk



Fair Steadings, Nedging Road, Nedging Tye, Ipswich, Suffolk, IP7 7HW

Ipswich is the well-regarded County town of Suffolk which offers a wide range of amenities and cultural activities including a museum, two theatres, cinemas and a thriving waterfront. Situated on the River Orwell, Ipswich is within easy reach of Hadleigh (9 miles), Colchester (17 miles) and Bury St Edmunds (25 miles). Mainline rail links to London Liverpool Street (1 hour 10 mins) are located in the town centre. The town also has good access to the A12 and A14 trunk roads.

A three-bedroom (two en-suite) detached bungalow enjoying an attractive, rural location within the highly regarded village of Nedging Tye. Enjoying an elevated aspect with views across rolling farmland to the front and set within a total plot size of approximately 0.25 acres. Arranged via three reception rooms, the property has enjoyed a previous programme of extension and offers generously proportioned accommodation arranged over a single storey extending to approximately 1,829 sq ft. Notable retained features and attributes include a granite topped fitted kitchen, UPVC framed double glazing and french doors, multiple en-suite facilities to both the principal and guest bedroom and a picture window to the sitting room affording an unspoilt aspect across the adjacent landscape. Further benefits to the property include garaging with up and over doors to both front and rear, a driveway providing tandem parking for approximately three vehicles, gated side access and established, well screened rear gardens with a total plot size of approximately 0.25 acres.

A three bedroom (two en-suite) detached bungalow offering an accommodation schedule of approximately 1,829 sq ft arranged over a single storey via three reception rooms with further benefits including garaging, tandem off-street parking and established, well screened gardens. Offered with NO ONWARD CHAIN

Half height panel-glazed UPVC clad door opening to:

ENTRANCE HALL: 10' 4" x 6' 4" (3.17m x 1.96m) With tiled flooring throughout and a half height panelled glazed door to:

SITTING ROOM: 17' 9" x 16' 8" (5.47m x 5.13m) With picture window to front affording an aspect across the adjacent landscape, notable fittings include engineered flooring throughout, a fireplace style recess and half height panel glazed door to.

INNER HALL: With hatch to loft, multiple spotlights and half height panel glazed door to:

KITCHEN/ DINING ROOM: 29' 1" x 10' 7" (8.88m x 3.26m) A substantial room split into two distinct sections with the kitchen area fitted with a matching range of base and part glass fronted wall units with granite preparation surfaces over and tiling above. Round single sink unit with mixer tap above and separate filtered water tap. Fitted appliances include a Hotpoint oven with grill above, four-ring Smeg induction hob with extraction above and a Bosch dishwasher. The kitchen units comprise of a range of fold out corner carousel units, cutlery draws, corner units and an open fronted wine rack. Tiled flooring throughout, a range of LED spotlights, windows to side and enjoying a direct link with the dining room. The dining room is characterised by half height panel glazed, UPVC clad door opening to the side access with tiled flooring throughout and panel glazed double doors to:

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GARDEN ROOM: 12' 10" x 12' 8" (3.96m x 3.91m) With a glazed surround across three sides on a brick base set beneath a pitched roof line with double doors opening to the rear terrace and established, well screened gardens beyond.

UTILITY ROOM: 12' 1" x 8' 1" (3.68m x 2.47m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Space for a full height freezer, space and plumbing for a washing machine and dryer and a ceramic single sink unit set within a fitted base unit containing a water softener and with preparation surface. Also housing oil fired boiler. Tiled flooring throughout and half height panel glazed door to side access.

CLOAKROOM: 6' 10" x 6' 5" (2.13m x 1.98m) (Accessed via entrance hall) Fitted with ceramic WC, wash handbasin with cupboards and surface above. Obscured glass window to side.

BEDROOM 1: 14' 0" x 12' 5" (4.27m x 3.81m) With double doors to rear opening to the terrace and gardens beyond. Door to:

EN-SUITE SHOWER ROOM: 7' 2" x 4' 9" (2.19m x 1.48m) Fitted with ceramic WC, wash handbasin within a fitted base unit and fully tiled, separately screened shower unit with mounted shower attachment and body jets. Wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: 13' 4" x 7' 3" (4.10m x 2.22m) With casement window to side and door to:

EN-SUITE SHOWER ROOM: 7' 2" x 4' 10" (2.18m x 1.50m) With ceramic WC, wash handbasin within a fitted base unit and fully tiled, separately screened shower unit with mounted shower attachment. Wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 3: 17' 6" x 10' 3" (5.38m x 3.15m) A versatile room set immediately off the sitting room affording a dual aspect with picture window to front and rear and obscured glass window through to the sitting room. Currently being utilised as a generously proportioned office/study although offering excellent potential as a third bedroom if so required.

Outside

The property enjoys a rural position on Nedging Road with ample front gardens centred around an expanse of lawn with both hedge and tree line border. A tandem brick driveway provides space for approximately three vehicles with gated access to side. Immediately beyond the parking area is a:

GARAGE: 18' 8" x 9' 2" (5.73m x 2.80m) With up and over doors to front and rear.

The gardens are one of the properties most striking attributes with a substantial expanse of lawn arranged beyond a brick terrace with fence lined border, mature hedge line planting on a total plot size of approximately 0.25 acres. Providing considerable screening with a walk way winding through the expanse of lawn and providing considerable privacy and seclusion within this most sought after of rural aspects.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

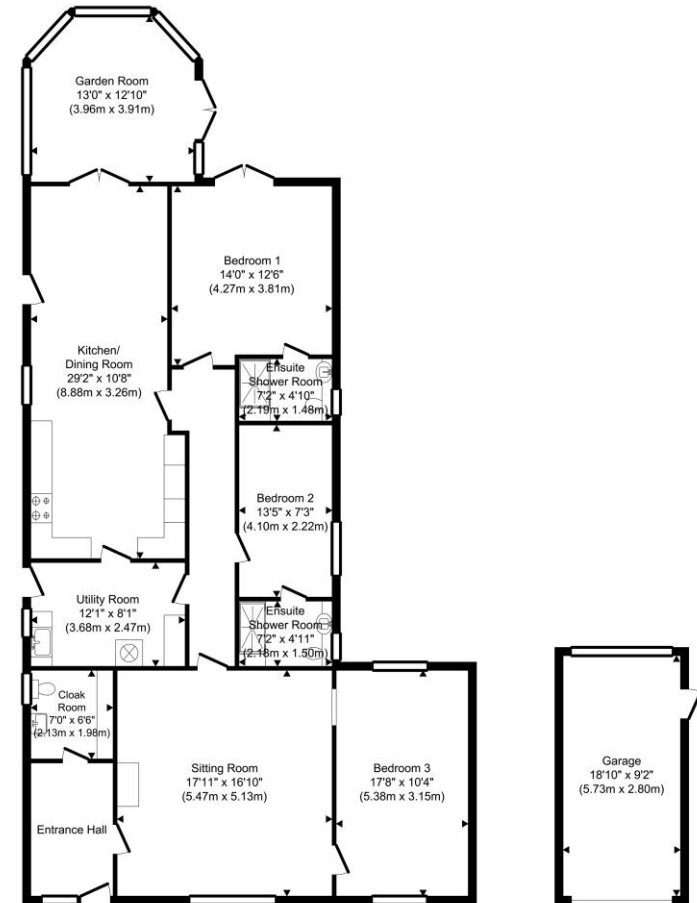
WHAT3WORDS: [spicy.slid.gambles](https://www.what3words.com/spicy.slid.gambles)

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LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
1656.88 sq. ft.
(153.93 sq. m)

Outbuilding
Approximate Floor Area
172.65 sq. ft.
(16.04 sq. m)

TOTAL APPROX. FLOOR AREA 1829.54 SQ.FT. (169.97 SQ.M.)
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