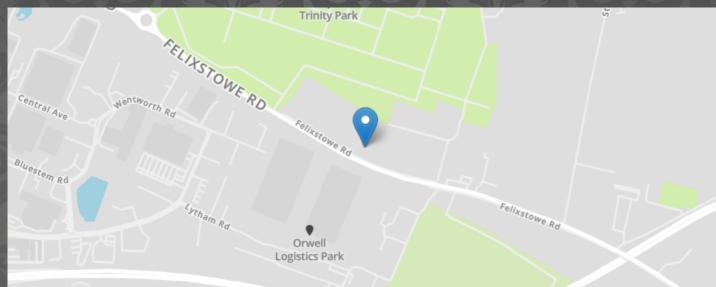
Felixstowe Road, Nacton, Ipswich







- DETACHED
- NO FORWARD CHAIN
- BALCONY
- FOUNDATIONS LAID FOR FURTHER DEVELOPMENT TO THE REAR
- EN-SUITE

- CIRCA 1.15 OF AN ACRE
- THREE RECEPTION ROOMS PLUS

A STUDY

- AMPLE OFF ROAD PARKING
- IDEAL LOCATION
- EASY ACCESS TO A12/A14

MARKS & MANN

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MARKS & MANN



Felixstowe Road, Nacton, Ipswich

We are delighted to introduce this spacious, well kept and well presented four bedroom detached family home which spans nearly 3000 sq ft. Nestled within the sought after area of Nacton village to the East side of Ipswich the property is set in an ideal location close to amenities and conveniently gives easy access to the A12/A14.

Internally the property comprises, to the ground floor: Entrance porch, hallway, living room, second reception, dining room, study, kitchen, utility and shower room. To the first floor: Landing, bedroom one which features a walk in wardrobe area, En-suite and sliding door to the balcony, bedroom two, bedroom three which also gives access via sliding doors to the balcony, bedroom four and the four piece suite family bathroom. Externally the property benefits from, to the front aspect: An in and out driveway which provides ample parking space for multiple vehicles in addition to a double garage, lawn and hedge frontage giving a private and secluded feel. To the rear aspect: Well kept gardens which features patio space, lawn and a number of established trees.

This incredible abode sits on circa 1.15 of an acre, comes with a security system and is being sold with no forward chain.

Call now to register your interest and arrange a private first hand viewing.

£1,000,000

Felixstowe Road, Nacton, Ipswich

Entrance porch

Front door, mirrored storage cupboard, vertical radiator.

Hallway

Staircase, radiator.

Living room

6.07m x 5.49m (19' 11" x 18' 0")

Electric fireplace with gas connection behind, bifold doors to rear aspect, radiator.

Second reception

6.91m x 5.97m (22' 8" x 19' 7")

Sliding door to rear aspect, inset ceiling spotlights, double glazed window X2 to front aspect, radiator. (This room benefits from being rewired)

Study

3.35m x 2.29m (11' 0" x 7' 6")

Double glazed window to front aspect, radiator.

Dining room

4.70m x 4.24m (15' 5" x 13' 11")

Radiator, double glazed window X2 front.

Kitchen

5.89m x 3.18m (19' 4" x 10' 5")

Integrated oven, gas hob, extractor fan/hood, sink with draining board, integrated microwave, inset ceiling spotlights, storage cupboard, radiator.

Utility room

2.67m x 2.44m (8' 9" x 8' 0")

Sink with draining board, double glazed window to side aspect, radiator.

Shower room

Double glazed window/S to side and rear aspects, hand wash basin, low level WC, electric shower within cubicle, radiator.

Landing

Radiator, storage cupboard, double glazed window to front aspect x2.

Bedroom one

6.73m x 2.54m (22' 1" x 8' 4")

Sliding door to rear aspect leading to balcony, radiator, fitted wardrobe.

Ensuite

Shower cubicle, heated towel rail, double glazed window to rear aspect, low level WC, hand wash basin.

Bedroom two

4.39m x 2.84m (14' 5" x 9' 4")

Double glazed window to front aspect, radiator, fitted wardrobe.

Bedroom three

3.45m x 2.82m (11' 4" x 9' 3")

Double glazed window to rear aspect, radiator.

Bedroom four

3.38m x 2.82m (11' 1" x 9' 3")

Sliding door to rear aspect leading to balcony, radiator.

Bathroom

Bath, shower cubicle, vertical radiator, low level WC, hand wash basin, double glazed window to front aspect.

Garden

Mostly laid to lawn, provides patio space, a variation of trees and shrubs and gives side access to and from the front.

Garage

Double garage with power and lighting, houses boiler and water tank.

Front

Garden space laid to lawn with a variation of trees and hedge frontage giving privacy, in and out drive way with ample space for multiple vehicles.













Felixstowe Road, Nacton, Ipswich

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP10 0DF as the point of destination.

Important information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band G

EPC rating: D

Disclaimer

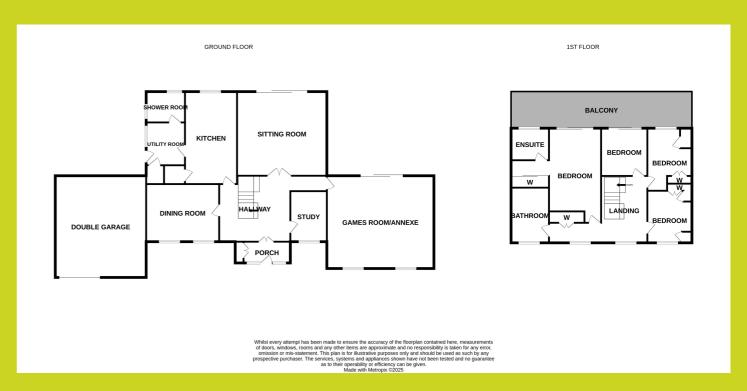
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band

At the time of writing the council tax band for this property is band G.



The above floor plans are not to scale and are shown for indication purposes only.

