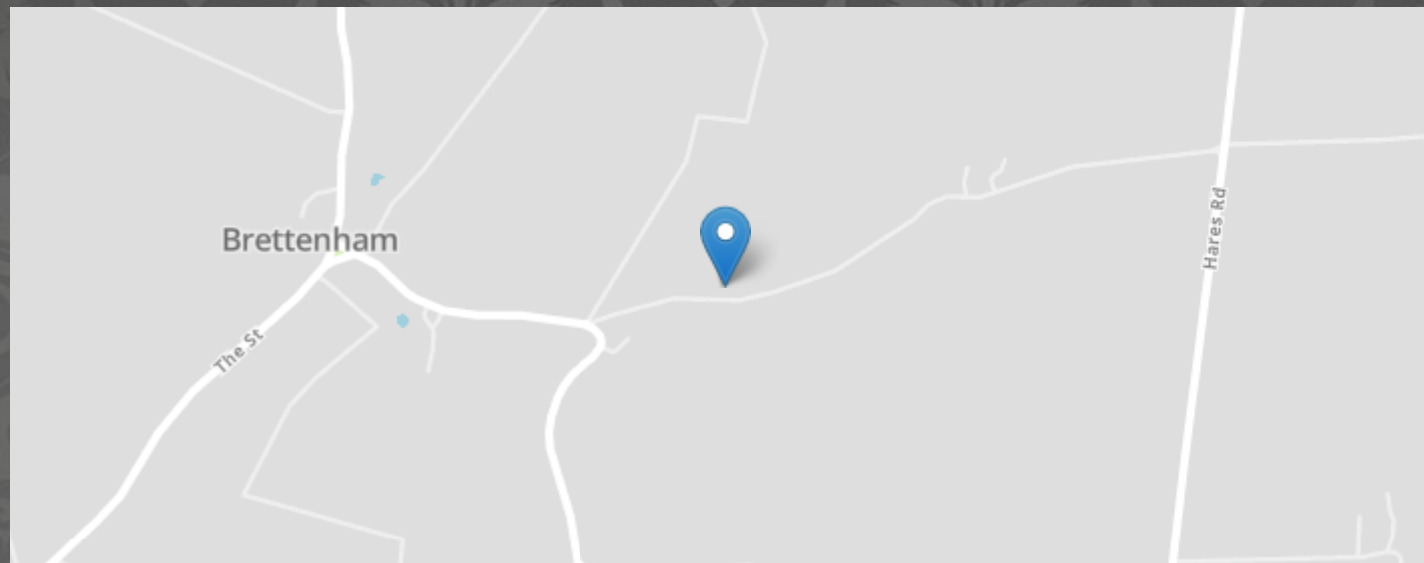


Brettenham, Ipswich



- DETACHED
- TRIPLE GARAGE
- COUNTRYSIDE LOCATION
- FOUR DOUBLE BEDROOMS
- OVER 1 ACRE OF LAND
- AMPLE OFF ROAD CAR PARKING
- FIELD VIEWS
- TWO WOOD BURNERS

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MARKS & MANN



Brettenham, Ipswich

Welcoming to market this FOUR BEDROOM DETACHED bungalow nestled in the bespoke village location of Brettenham. The bungalow sits on just over an ACRE of land with MULTIPLE OUTBUILDINGS as well as a Static home, a gated entrance with large driveway and TRIPLE GARAGE. This is a fantastic opportunity for someone looking to put their stamp on a spacious bungalow with potential to extend (STP) to build on top of what is already a well present home that offers FIELD VIEWS throughout. The property offers four bedrooms, reception area, bathroom, kitchen, diner and conservatory. There is a very large workshop offering further storage. The village itself sits in the middle of the Suffolk countryside while still being within reach of the historic town of Stowmarket which has great links to the A14 as well as London Liverpool Street station. EARLY VIEWING HIGHLY RECOMMENDED to see all the property has to offer!!!

£675,000 Guide Price

Brettenham, Ipswich

Living Room

4.04m x 4.68m (13' 3" x 15' 3")
A very good sized living area with hard flooring throughout. A stunning fireplace is the feature of this room which houses the first wood burner of the property. A large double glazed window allows plenty of light to enter the room.

Kitchen/Dlner

3.16m x 5.56m (10' 4" x 18' 3")
This is a generously sized kitchen and dining room space which has two accessible storage cupboards adding to the already ample storage space. The large cooker will be staying with the property and there is plenty of space for all your remaining white goods as well.

Conservatory

3.16m x 4.15m (10' 4" x 13' 7")
A quarter brick built structure which houses the SECOND log burner. Hard flooring and has access into the garden. Double glazed throughout. Has power connected out there and has a solid roof as well. Currently laid out as a second living area.

Bathroom

3.10m x 2.62m (10' 2" x 8' 7")
A modern and stylish four piece suite with seperate shower and bath. Partially tiled walls and hard flooring. Frosted window.

Bedroom 1

3.41m x 3.68m (11' 2" x 12' 1")
A very large bedroom with ample space for a king sized bed and storage units. Comes with built-in sotrage as well. Hard flooring throughout and has a large double glazed window allowing a lot of natural light to enter the building.

Bedroom 2

3.16m x 3.68m (10' 4" x 12' 1")
Another large double bedroom with built-in storage and has an outlook onto the rear garden. Hard flooring and has a neutral decor. Radiator.

Bedroom 3

3.04m x 3.83m (10' 0" x 12' 7")
Currently laid out as a single room but can be a double and still has plenty of space for storage units. Has a large double glazed window and is neutral decor. Carpeted throughout. Radiator.

Bedroom 4

3.16m x 1.97m (10' 4" x 6' 6")
A double bedroom with an outlook onto the garden. Currently being used as a walk-in wardrobe and could potentially be turned into an en-suite as well. Double glzaed window. Radiator. Carpeted throughout.

Outside

The front of the property is gated and completely gravelled over giving parking for MULTIPLE vehicles and has access down both sides of the property. There is shrubery across the front of the property as well.

The rear garden is beyond large and with field views all around has a stunning outlook as well. There are multiple outbuildings including a large purpose built workshop with power connected to it and a static home as well which is run by air source heat pump. The grounds are completely fenced in and there are no boundary issues. With a large area for seating and space for a hot tub, it lends itself for hosting family and friends as well.

Important Information

Tenure – Freehold.
Services – we understand that mains electricity, water and drainage are connected to the property. Oil heating along with Solar Power.
Council tax band D.
EPC rating C.
Oil Boiler is two years old.
Solar Panels are five years old and have 7kws of storage.
Our ref: JS.

Direction

Using a SatNav, please use IP7 7PA as the point of destination.

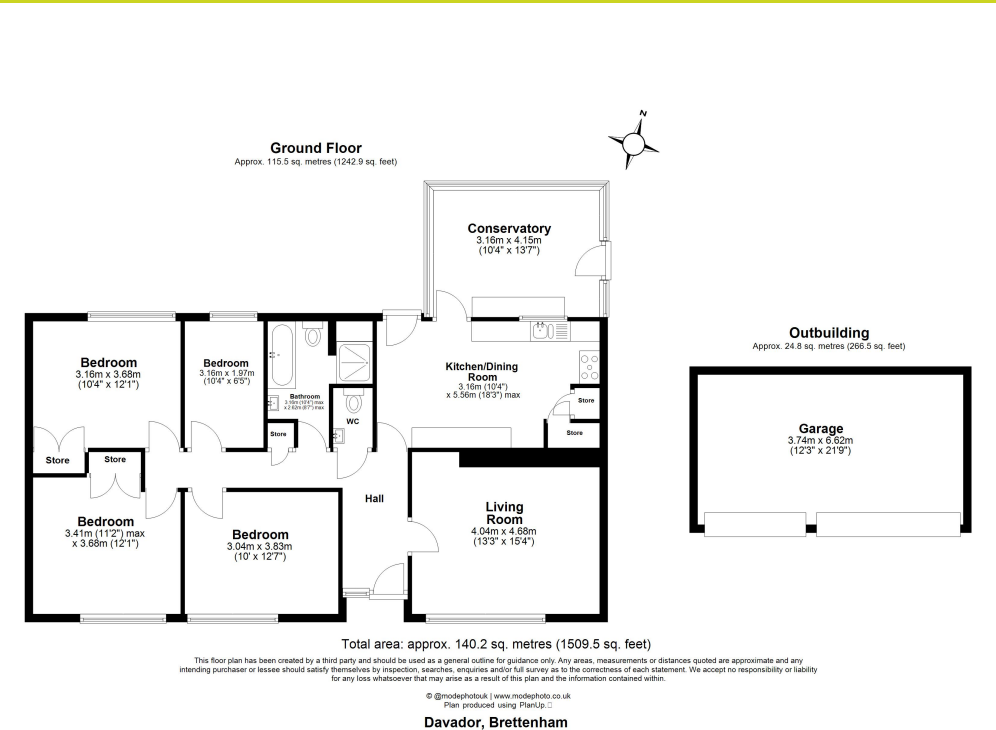
Disclaimer

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

Brettenham, Ipswich

Anti 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.



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

