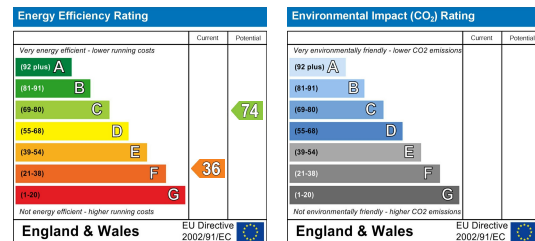


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## 3 Michaels Mount, Little Bealings IP13 6LS

**£550,000**

A deceptively SPACIOUS four bedroom detached bungalow, situated on a private road in the sought after, highly desirable village of Little Bealings. With good sized family accommodation benefiting from UVPC double glazing, large lounge, kitchen/diner, modern bathroom, en-suite to master bedroom, study, utility, ample off road parking, garage and a south westerly facing rear garden with field views. An internal viewing is highly recommended to appreciate the accommodation on offer. Call now to book your viewing. No onward chain.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has 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 or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

### 3 Michaels Mount, Little Bealings, IP13 6LS

Little Bealings is a popular village only five miles to the East of the county town of Ipswich and about three miles from Woodbridge, a popular market town and sailing centre. The bungalow stands in a cul-de-sac approached from Sandy Lane and within walking distance of the primary school, Church and village hall.

Woodbridge is the nearest market town offering a comprehensive range of shopping, education and recreation facilities in a delightful setting beside the river Deben. Woodbridge railway station has a direct service to Ipswich with its intercity line to London Liverpool Street.

Also within easy reach by car is the retail development of Martlesham Heath with a large Tesco Superstore, Next, Marks & Spencer Simply Food, Boots, Hughes Electrical and other outlets.

The bungalow is detached and is of brick construction with an interlocking tile roof. There is an oil tank and oil fired boiler for the central heating system. NO ONWARD CHAIN.

#### Double glazed door to PORCH with a double glazed d

#### ENTRANCE HALL:

Light and airy entrance with doors off, built in cupboard. storage/airing cupboard housing boiler, loft access, radiator, glazed door to the lounge.

#### SITTING ROOM: 16'4 x 12'8 (4.98m x 3.86m)

Double glazed sliding patio doors opening on to the outside patio space with garden and field views. Feature wood burner, radiator, air conditioning unit and opens through to the dining space.

#### KITCHEN/DINING ROOM: 24'5 x 8'8 (7.44m x 2.64m)

DINING SPACE: Double glazed sliding patio doors opening onto the outside patio space with garden and field views, radiator and opens to the...

KITCHEN: Double glazed window to front, range of wall and base units, sink and drainer, ample work tops, intergrated dishwasher, fridge, integrated double oven, hob and extractor, part tiled walls, door to hall and door to utility.

#### UTILITY ROOM: 20'3 x 4'3 (6.17m x 1.30m)

With a double glazed door to the rear, space for washing machine, tumble dryer and additional appliances, sink and drainer, work tops, radiator, tiled floor, door to garage.

#### GARAGE: 20'7 x 9'10 (6.27m x 3.00m)

Power connected, electric roller door and internal door to...

#### STUDY: 12'2 x 8'7 (3.71m x 2.62m)

Double glazed window to rear and double glazed door to the patio.

#### BEDROOM 1: 14'4 x 9'10 (4.37m x 3.00m)

Double glazed window to rear, fitted matching wardrobes and drawers, door to WC and a shower cubicle.

#### WC 4'7 x 4'10 (1.40m x 1.47m)

Double glazed window to side, W.C, hand wash basin and vanity unit.

#### BEDROOM 2: 12'8 x 10'4 (3.86m x 3.15m)

Double glazed skylight window, built in wardrobes and a radiator.

#### BEDROOM 3: 10'8 x 9'10 (3.25m x 3.00m)

Double glazed window to front, hand wash basin, built in wardrobe and vanity unit.

#### BEDROOM 4: 10'8 x 8'1 (3.25m x 2.46m)

Double glazed window to side and a radiator.

#### BATHROOM: 9'0 x 5'10 (2.74m x 1.78m)

Double glazed window to front, fitted with a modern bathroom suite comprising of a bath, W.C, hand wash basin and storage unit under, separate shower cubicle, tiled walls and a towel radiator.

#### OUTSIDE:

The front has ample off road parking with a block paved driveway, access to the garage with an electric roller door. The front garden has a lawn, flower and shrubs with a hedge.

The well kept south westerly facing garden has beautiful views of fields and enjoys a large covered patio space, steps lead to the lawn with a greenhouse and shed. The gardens are enclosed by fencing and established hedging enjoying the stunning field views.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

