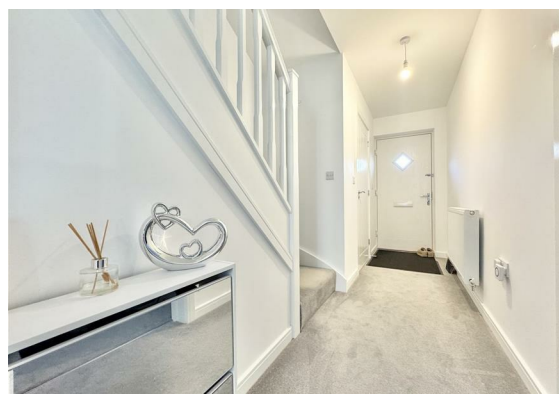




Clay Pond, Wherstead,
£300,000

 3  2  2  B

- **Three Bedroom Family Home**
 - **New Build Property**
- **8 Years Remaining on New Home Warranty**
- **Three Double Bedrooms**
 - **Ensuite to Master**
- **Low Maintenance Rear Garden**
- **Side By Side Off-Road Parking**
 - **EV Charger**
- **Ground Floor Cloakroom**
- **Bourne View, Wherstead**



GUIDE PRICE: £325,000 - £335,000. A great opportunity to acquire this immaculate three bedroom new-build property situated on the Bourne View development at Wherstead, Ipswich.

The Property

On the ground floor, the living room is located towards the front of the house and features a bay window. The modern kitchen/diner features soft-close wall and base units, an integrated single oven, gas hob and cooker hood. Space is also incorporated into the layout for a washing machine, dishwasher and fridge freezer. French doors in the dining area open on to the low maintenance rear garden. There is also a cloakroom comprising a low level WC and wash hand basin.

On the first floor, the master bedroom benefits from an ensuite with tiled shower enclosure, low level WC with enclosed cistern and pedestal wash hand basin. The remaining double bedrooms share the family bathroom and are located to the rear of the property.



Location

Bourne View is located in the south of Ipswich and enjoys a rural outlook, but is just a short drive from the many amenities of the town, which include shopping centres, theatres, cinemas, restaurants, leisure venues and the redeveloped waterfront and marina. Perfect for families, first-time buyers and professionals working locally, or commuting to Colchester, Chelmsford, or London.

Bourne View is situated on Klondyke Field in Wherstead, between the A137 and Bourne Hill. The development is two miles from Ipswich, 15 miles from Colchester and 40 miles from Chelmsford. The nearest railways station is Ipswich and from there regular train services run to Norwich, Colchester, Chelmsford and London Liverpool Street (1 hour 10 minutes' journey time), among other destinations. Major roads easily accessible from the development include the A12 and the A14.





Entrance Hall

Cloakroom

6'2" x 3'1" (1.895 x 0.951)

Living Room

17'7" (inc bay) x 10'6" (5.364 (inc bay) x 3.216)

Kitchen/Diner

17'10" x 10'0" (5.455 x 3.050)

Master Bedroom

11'1" x 9'10" (3.402 x 3.019)

Ensuite

8'0" x 3'11" (2.445 x 1.195)

Bedroom Two

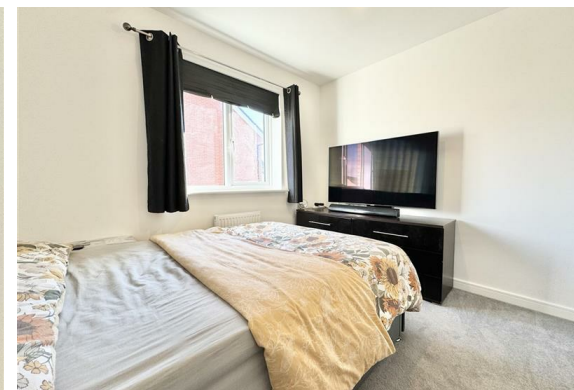
11'5" x 11'1" (max) (3.495 x 3.402 (max))

Bedroom Three

9'11" x 8'1" (3.040 x 2.474)

Family Bathroom

6'5" x 6'5" (1.965 x 1.957)

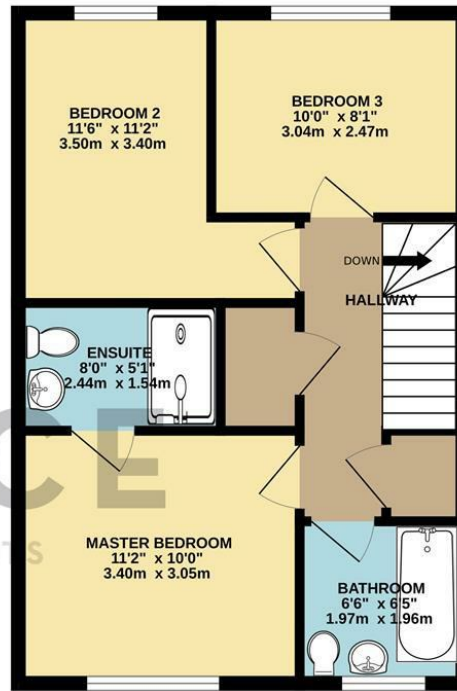




GROUND FLOOR



1ST FLOOR

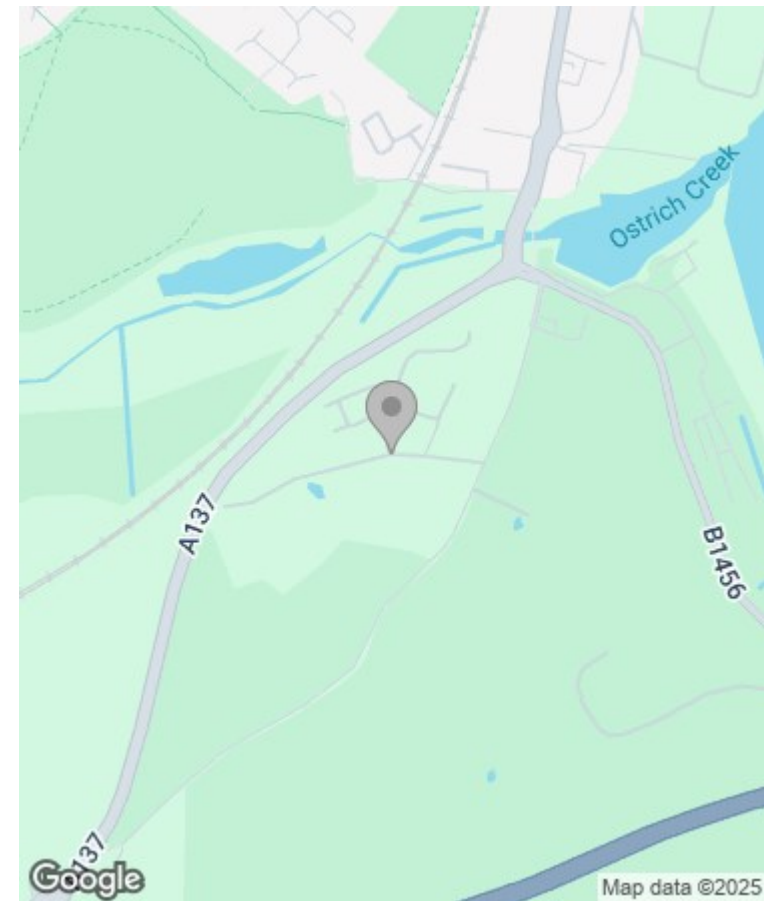


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	