



Charlottes, Ipswich, Suffolk
£395,000

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- THREE BEDROOM LINK DETACHED BUNGALOW
- LANDSCAPED REAR GARDEN WITH OPEN VIEWS
- NO ONWARD CHAIN
- LOUNGE WITH FEATURE WOODBURNER
- GARAGE WITH OFF ROAD PARKING
- HIGHLY REGARDED VILLAGE LOCATION
- FAMILY BATHROOM WITH SEPARATE SHOWER
- SUMMER HOUSE AND WORKSHOP
- SOLAR PANELS
- CENTRAL HEATING/DOUBLE GLAZED



We are delighted to offer for sale this immaculately presented three bedroom link detached bungalow situated within the much sought after village of Washbrook offering good access out to the A12 and A14 commuter trunk roads.

The property is located within the Dedham Vale Area of Outstanding Natural Beauty and also beautiful Constable Country.

There is an active community and a good range of local amenities, including the village pub which is owned by the residents of the village.

Outside the property to the front is an open planned lawned area approaching the property, to the side is an attached double length garage with power and light.

The property comprises entrance hall, open plan kitchen/dining area, lounge with wood burner, three bedrooms and four piece family bathroom completes the accommodation.

The rear of the property is the main feature of this of this delightful property as it has unspoilt views backing onto fields.

The large lawned areas features a raised seating patio which is covered for outdoor entertaining. A chicken pen together with a summer house which has power and light fitted. Two planted arbours and feature waterfall ponds.

Solar panels are fitted to the property which the owner informs us are owned outright, making the property highly energy efficient.





Porch

Half glazed patterned front door, featured wooden storage, elevated ceiling, door to:-

Hallway

Radiator, carpeted, doors to each room.

Lounge

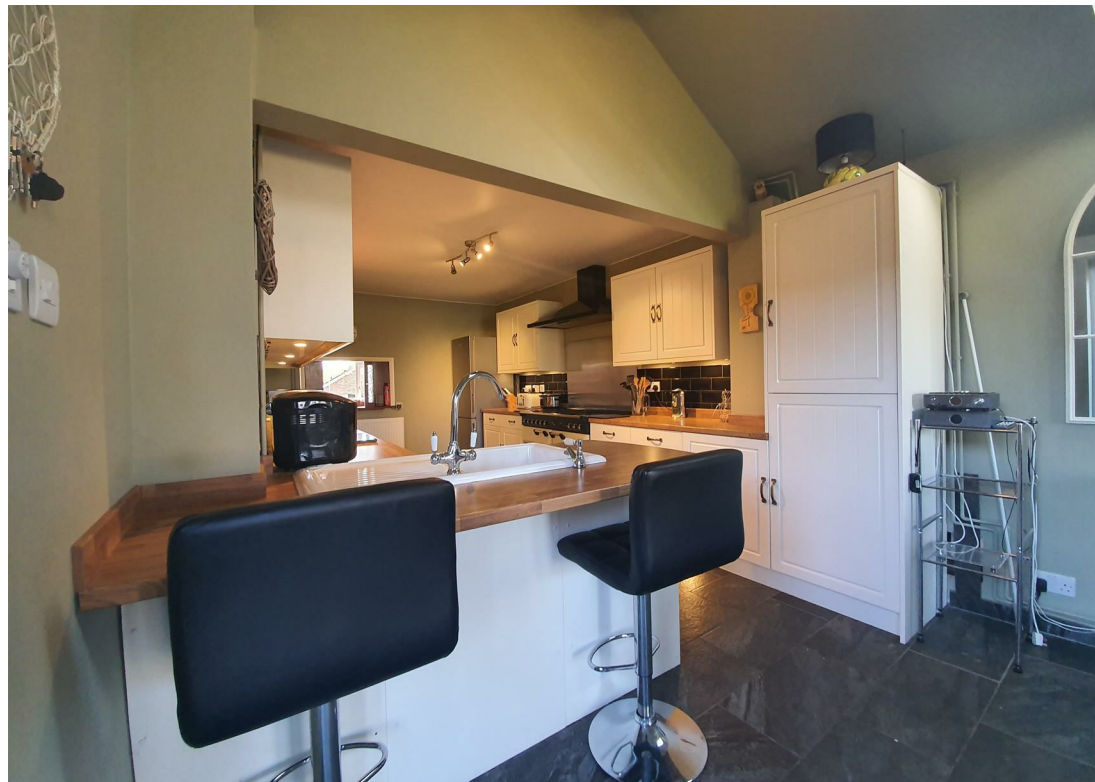
16'6" x 11'1" (5.04 x 3.39)

Large double glazed window to front aspect, feature fireplace with wood burner with tiled hearth, radiators x 2, carpeted.

Kitchen

32'7" x 10'3" (9.95 x 3.14)

A range of white base and wall units with drawers, roll worktops over in wood style, inset butler sink with mixer tap, range cooker with stainless steel baking, black extractor hood over, water softener, space for fridge freezer, washing machine and dishwasher and tumble dryer, tiled splash backs, under cupboard lighting and kickboard LED lighting, breakfast bar, feature window to lounge, serving hatch, double glazed French doors to rear aspect, under floor lighting, radiator, tiled flooring. Breakfast area leading to dining room, velux window, patio doors to back and side, radiator, ceiling lights.



Master Bedroom

12'0" x 11'3" (3.68 x 3.43)

Double glazed window to front aspect, air conditioning unit, radiator, carpeted.

Bedroom Two

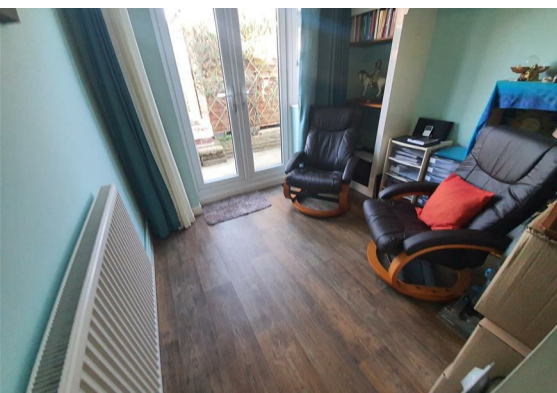
10'5" x 9'9" (3.20 x 2.99)

Double glazed window to rear aspect, radiator, wood style flooring.

Bedroom Three

9'9" x 8'11" (2.99 x 2.72)

Patio door to rear, wood flooring, radiator.



Bathroom

7'10" x 5'4" (2.39 x 1.65)

Panel bath with panel sides, mixer tap over bath, low level WC, separate double unit shower, electric shower, pedestal sink, chrome radiator, heated towel rail, glass cabinet, lino flooring, extractor hood.

Rear Garden



Steps leading up from the house to a landscaped garden overlooking open countryside. The garden boasts raised patio area, chicken run, summer house with power and lighting, tandem garage with workshop.

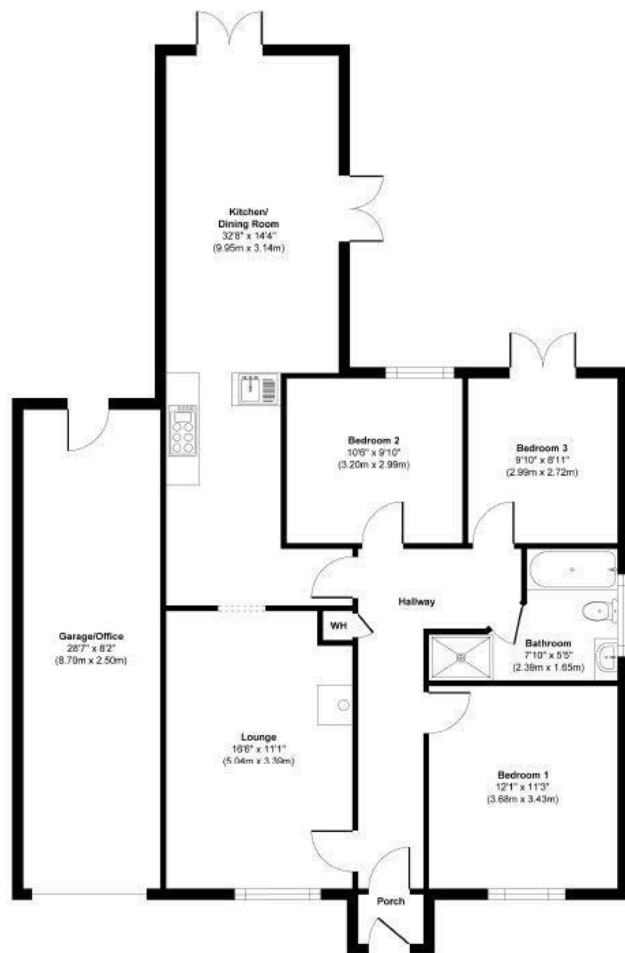
The remainder of the garden is laid to lawn with planted arbours, ponds with a waterfall feature.







15 Charlotte's, Washbrook, IP8 3HZ



Floor Plan
Approximate Floor Area
1028 sq. ft
(95.53 sq. m)

Approx. Gross Internal Floor Area 1028 sq. ft / 95.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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		83
(81-91) B		
(69-80) C	70	
(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	