



# Ashburton Road

, IP26

Price £600,000

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, Ickburgh, IP26

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## Description

Situated in a non-estate position, within the sought after hamlet of Ickburgh, is this executive detached bungalow. Found on a generous plot, with a large driveway to the front providing ample off street parking, plus a well kept enclosed rear garden, which features an outdoor entertainment area with bar. The property is warmed by an oil fired central heating system, with the external blue-flame Grant boiler fitted in circa 2020. The bungalow also has air conditioning units fitted to the kitchen, lounge and the three largest bedrooms, plus solar panels installed on the front roof. The solar panels are owned outright and included with the sale, with two 5k/w battery packs also fitted. The panels generate approximately 5000k/w of electric for the home each year.

Other benefits of this beautifully presented home are the oak doors fitted internally, plus sealed unit UPVC windows and external doors throughout.

The front driveway is laid to chip and tar and can provide for up to 10 cars when required. There is a garage door to the right of the home opening to a useful covered storage area which opens at the rear to the garden, whilst a gate on the right of the home also leads to the rear garden, past both the boiler and oil tank. There is also a front garden area which is laid to lawn, within some timber sleepers. This garden also includes a range of plants and shrubs.

The rear garden is laid to a combination of lawn, patio and decking, and features a double timber garden shed, plus the outdoor entertainment area with bar, ideal for socialising with friends and family. Both have power and light connected, with some extra storage also available behind the entertainment area. The garden also enjoys outside lighting, and a hot tub powered by an efficient air source system, which is negotiable within the sale.

The internal accommodation is accessed via a welcoming entrance porch, which in turn leads to the open plan kitchen/diner. The fully fitted kitchen includes a range of modern wall

and base units with worktop over, as well as an island with inset hobs and extractor fitted above. There is a built in eye level oven and grill, plus integrated dishwasher, washing machine, tumble dryer and fridge-freezer. The dining room has space for a large table and chairs, with French doors opening out to the rear garden.

An inner hall opens to the large lounge, which is a stunning room with vaulted ceiling, there is an exposed brick wall plus character beams, as well as French doors opening to the garden. There are four bedrooms, with the master and second bedroom both enjoying en-suites. The en-suite to the master has both a bath and shower cubicle, whilst the second en-suite is a shower room. The master also has two built in double wardrobes, one of which houses the water pump and filtration system, which give the property increased water pressure and cleaner water. The master also has French doors opening to the rear garden.

The second and third bedrooms also have built in double wardrobes, whilst bedroom four is used by the current owners as a home office. The family bathroom completes the accommodation, and is a modern suite comprising of bath with a shower head both above and attached, plus W.C and wash hand basin.

All in all this fantastic, family home must be viewed to be truly appreciated! Contact Molyneux estate agents of Brandon now to arrange!

## Measurements

Entrance Porch

Kitchen/ Diner - 21' 10" x 15' 6"

Lounge - 18' x 15' 2"

Bedroom 1 - 15' 5" x 11' 11"

Tel: 01842 818282

En-Suite - 9' 8" x 5' 5"

Bedroom 2 - 13' 9" x 11' 3"

En-Suite

Bedroom 3 - 11' 10" x 10' 10"

Bedroom 4 - 10' 10" x 8' 4"

Bathroom - 9' 4" max x 5' 7"

Council Tax Band - D

Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.







### Ground Floor

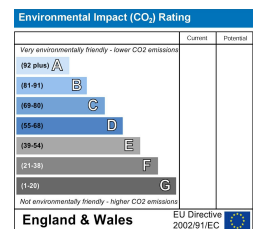
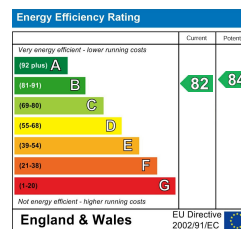
Floor area 149.0 m<sup>2</sup> (1,604 sq.ft.)

**TOTAL: 149.0 m<sup>2</sup> (1,604 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Viewing

Please contact our Brandon Office on 01842 818282 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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