

BUCKS

PROPERTY AGENTS



5 Church View, Wyverstone, IP14 4SQ

Guide Price £200,000

- Semi-Detached Bungalow
- Off Road Parking for Two Vehicles
- Night Storage Heaters
- Large Rear Garden
- No Upward Chain
- Two Bedrooms
- Single Unit Glazed Windows
- Utility Room
- Village Location

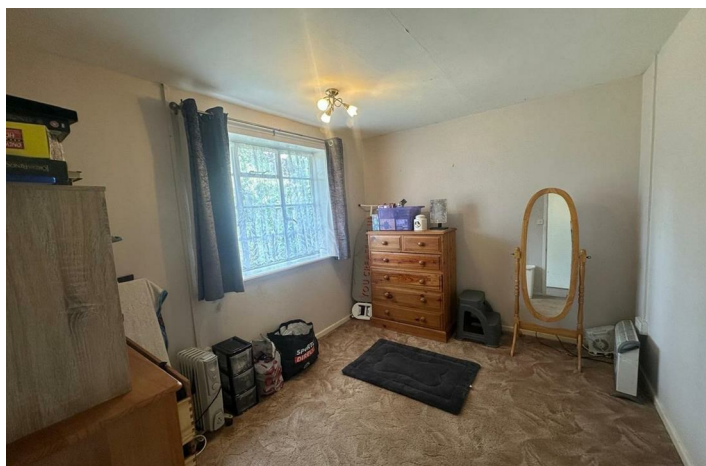
5 Church View, Wyverstone IP14 4SQ

Nestled in the charming area of Church View, Wyverstone, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking to downsize. Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a practical utility room, adding to the convenience of daily living. The bathroom is thoughtfully designed, catering to all your needs. One of the standout features of this property is the large rear garden, which provides a wonderful outdoor space for gardening enthusiasts or for enjoying sunny afternoons with family and friends. The garden is a blank canvas, ready for your personal touch. For those with vehicles, the property boasts off-road parking for two vehicles, ensuring that parking is never a concern. The single glazed windows add a touch of character to the home, while also allowing natural light to fill the living spaces.

Importantly, this property is offered with no upward chain, making the buying process smoother and more straightforward. Whether you are looking to make this your first home or seeking a peaceful retreat, this bungalow in Wyverstone is a village in Mid Suffolk, located around 5 miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich is a fantastic choice. Do not miss the chance to view this lovely property and envision your future here.



Council Tax Band: B



Hallway

With laminate flooring and night storage heater.

Sitting Room

With window to front, , open fireplace with connection to hot water tank, built in cupboard housing hot water tank, TV point, laminate flooring, two night storage heaters.

Kitchen

With window to side, range of high and low units, stainless steel sink and drainer, electric oven, electric hob, plumbing for washing machine, tiled floor and door leading to rear porch/boot room.

Rear Porch/ Boot Room

With tiled floor.

Utility Room

With window to rear, space for fridge freezer and tiled floor.

Bedroom One

With window to front and night storage heater.

Bedroom Two

With window to rear.

Bathroom

With window to rear, bath with mixer tap and shower attachment, low level W/C, basin in vanity unit, extensively tiled walls, tiled floor and electric fan heater.

Outside

To the front of the property is a path leading to the front door with hedging, lawn and driveway providing off road parking for two vehicles. To the rear a large garden comprising of a patio area idea for outside entertaining, lawn, mature trees, two sheds, coal bunker and for privacy and seclusion is fenced all round.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 3rd exit Continue onto Tot Hill Turn right onto The Folly Slight right to stay on The Folly Turn left onto The Grn Turn left onto Bacton Rd Continue onto Haughley Grn Continue onto Rectory Rd Continue onto The St Turn left towards Wyverstone Rd Turn right onto Wyverstone Rd Continue onto Church Hill Turn right onto Church View Arrive: Church View, Wyverstone, Stowmarket IP14 4SQ, UK

Viewings

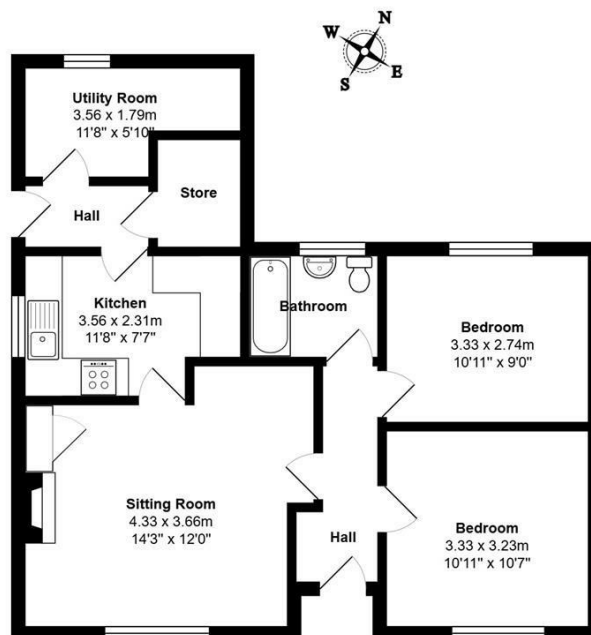
Viewings by arrangement only.

Call 01449614700 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 67.0 m² ... 721 ft²

All measurements are approximate and for display purposes only