



Sawmill Lane, Nacton, Ipswich, IP10 0HS

welcome to

Sawmill Lane, Nacton, Ipswich

Impressive four bedroom, semi-detached family home, situated in a desirable village location with a superb open plan lounge/diner, modern kitchen, a ground floor fourth bedroom/study, generous off street parking and a beautifully presented, un-overlooked rear garden.

Entrance Hall

The property opens into a large and welcoming entrance hall with oak effect flooring, radiator, understairs storage, doors provide access to the ground floor room and stairs to the first floor.

Study/Bedroom Four

Previously forming part of the garage, this generously proportioned room now provides an excellent fourth bedroom or home office, with double glazed window to the front, carpet flooring and radiator.

Cloakroom

Double glazed window to the front, stone-effect flooring, radiator, an enclosed WC, matching vanity wash basin and fitted cabinets.

Lounge/Diner

A stunning, light-filled open plan lounge/diner, benefiting from double glazed windows to the front and rear and patio doors to the rear garden, creating an excellent connection between the indoor and outdoor living spaces, oak effect flooring throughout, two radiators, TV point and suspended lighting positioned over the dining area.

Kitchen

A modern kitchen with a range of eye and base level units in cashmere Shaker-style with wood effect worktop surfaces, a white ceramic sink plus drainer and chrome mixer tap, an integrated double oven, gas hob and extractor hood, spaces for a washing machine and dishwasher, tiled flooring, tiled splashbacks, radiator, a wall-mounted gas-fired boiler and a pantry cupboard/utility space. To the rear is a double glazed window and a glazed door providing direct access to the garden.

First Floor Landing

Carpet flooring and provides access to the loft.

Master Bedroom

A particularly generous master bedroom with double glazed window overlooking the front, carpet flooring and radiator. One of the standout features is the large walk-in wardrobe, providing excellent storage, while a further door leads directly into the en-suite.

En Suite

The spacious en suite has been finished to a high standard and benefits from a Velux window, grey wood effect flooring, an electric radiator, a bath with shower attachment, enclosed WC, matching vanity wash basin, an entire wall of fitted cabinets, partially tiled grey walls, an airing cupboard and loft access.

Bedroom Two

A double bedroom with a double glazed window overlooking the rear garden, carpet flooring, radiator and an attractive panelled feature wall.

Bedroom Three

A further double bedroom with a double glazed window to the rear, carpet flooring and radiator.

Family Bathroom

Low level WC, pedestal wash basin, a bath with overhead shower and glass shower screen, partially tiled walls, tiled effect flooring, radiator, extractor fan and double glazed window to the rear.

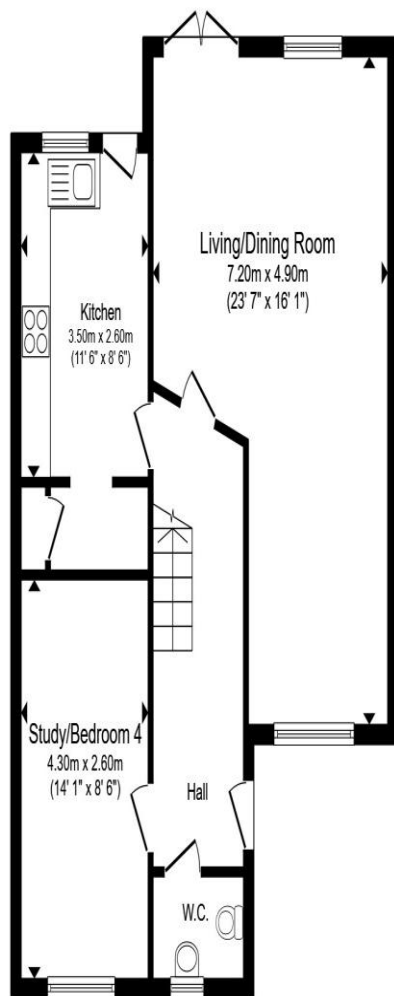
Outside:

Front Garden & Driveway

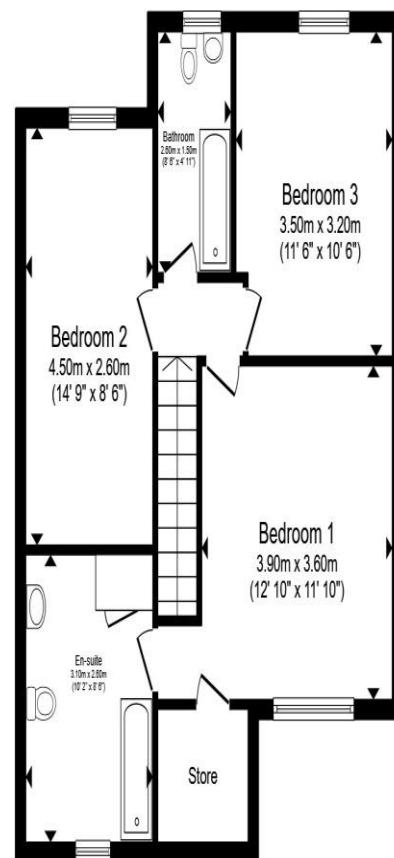
Impressive frontage with a large, block paved driveway, providing generous off street parking, curved planted borders, a lawned area, established hedging to the front and side, a curved brick wall and cast-iron gate provide side access through to the rear garden. There is potential to create additional parking if required.

Rear Garden

The un-overlooked rear garden is beautifully presented and offers an excellent degree of privacy. Fully enclosed with mature hedging to all aspects, established flower beds, a grassed area, a curved, block paved seating area, providing an attractive space for outdoor dining and entertaining, a gated side access, an outside tap and lights, a shed and summer house.



Ground Floor



First Floor

Total floor area 121.8 m² (1,311 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



welcome to
Sawmill Lane,
Nacton Ipswich

- Complete onward chain
- Four double bedroom family home
- Large, light-filled open plan lounge/diner
- Modern Shaker-style kitchen with integrated appliances
- Ground floor cloakroom & 1st floor bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£400,000



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Property Ref:
IPS122001 - 0002

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