

A spacious, modern, three-bedroom detached bungalow occupying a large corner position within a cul-de-sac, in the heart of the popular village of Crowfield, near Ipswich.

Guide Price
£445,000 Freehold
Ref: P7288/B

5 Thompsons Meadow
Crowfield
Ipswich
Suffolk
IP6 9SU



Entrance hall, sitting room, dining room, conservatory, kitchen/ breakfast room and utility room.

Principal bedroom with en-suite shower room.

Two further double bedrooms and family bathroom.

Established gardens to front and rear.

Attached double garage and off-road parking.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

5 Thompsons Meadow is situated at the end of a small cul-de-sac in the heart of the village of Crowfield. Crowfield is a rural yet convenient village located approximately 9 miles north of the county town of Ipswich. The nearby village of Coddensham offers a village shop, Country Club, and community centre for sports and leisure. The large village of Debenham is approximately 4 miles from the village and this has schooling and day-to-day shops, including a small Co-op and doctors surgery. The county town of Ipswich offers direct rail services to London Liverpool Street, along with further national shops and services.

Description

5 Thompsons Meadow a spacious detached redbrick bungalow that was built approximately twenty years ago and occupies a corner position within a small cul-de-sac. The property has spacious and well laid out accommodation comprising entrance hall, sitting room, conservatory, dining room, kitchen/breakfast room, utility room, principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. It has the benefit of oil-fired central heating and double-glazing throughout.

The property is positioned on a generously-sized plot with an open plan garden to the front, which is mainly laid to lawn with established trees and hedging. A block paved driveway provides off-road parking for two to four vehicles in front of a double attached garage. The garden sweeps round the property to the rear, taking in a south/south-westerly aspect. Behind the property is a paved terrace that benefits from a good degree of privacy. 5 Thompsons Meadow is available with no onward chain.

The Bungalow

A covered porch to the front of the property leads to the UPVC front door, which has a window to side and opens to the

Entrance Hall

Engineered oak flooring and wall-mounted radiator. Access to loft. A door opens to the

Sitting Room 18'7 x 14'0 (5.66m x 4.27m)

A well proportioned room with window to rear and French doors that open into the conservatory. Feature brick fireplace with wooden mantel over and recessed wood burning stove on a tiled hearth. Wall-mounted lighting. Double doors open into the



Dining Room 14'0 x 9'5 (4.27m x 2.87m)

Window to rear. Wall-mounted radiator and wall-mounted lighting. A further door from the dining room leads to the entrance hall.



Conservatory 17'0 x 11'0 (5.18m x 3.35m)

Of UPVC construction on a brick plinth, with polycarbonate roof. French doors open out to the paved terrace. Ceramic tiled flooring.



A door from the entrance hall opens to the

Kitchen/Breakfast Room 14'0 x 11'4 (4.27m x 3.45m)

Windows overlooking the rear garden. A matching range of fitted wall, base and display units with worktop incorporating a one and a half bowl stainless steel single-drainer sink unit with mixer tap over tiled splashback. Four-ring electric hob with stainless steel splashback and extractor hood over. High-level double oven and grill. Wine storage. Space and plumbing for dishwasher and fridge. Wall-mounted plate rack and book shelf. Wall-mounted radiator. Ceramic tiled flooring. A door opens to the



Utility Room

Door to garden. A matching range of wall and base units with worktop incorporating a stainless steel single-drainer sink unit with mixer tap over and tiled splashback. Space and plumbing for washing machine. Space for further appliance. Ceramic tiled flooring and wall-mounted radiator. Wall-mounted oil-fired Wallstar boiler.

The entrance hall leads through to an

Inner Hallway

Airing cupboard with pre-lagged water cylinder and slatted shelving. A door opens to

Bedroom One 13'0 x 11'7 (3.96m x 3.53m)

A good-sized double bedroom with window to front and wall-mounted radiator. A door opens to the



En-Suite Shower Room

With oversized built-in shower cubicle in tiled surround, with glass door and electric shower. Close-coupled WC and pedestal hand wash basin with mixer tap over and tiled splashback. Mirror and light with shaver point. Glass shelf, wall-mounted radiator, extractor fan and ceramic tiled flooring.

Bedroom Three 9'8 x 9'3 (2.95m x 2.82m)

Window to rear and wall-mounted radiator.

Family Bathroom

Window to side with obscured glazing. Panelled bath in tiled surround with ornate mixer tap over and shower attachment, pedestal hand wash basin with mixer tap over and tiled splashback, close-coupled WC, wall-mounted radiator, extractor fan and ceramic tiled flooring.



A door from the entrance hall opens to

Bedroom Two 14'4 x 12'0 (4.37m x 3.66m)

Another good-sized double bedroom with bay window to front and wall-mounted radiator.



Outside

The property is accessed from the highway via a private drive that leads to the block paved driveway of Thompson's meadow, part of which is owned by the vendor of Number 5. The property is located at the end of the cul-de-sac.

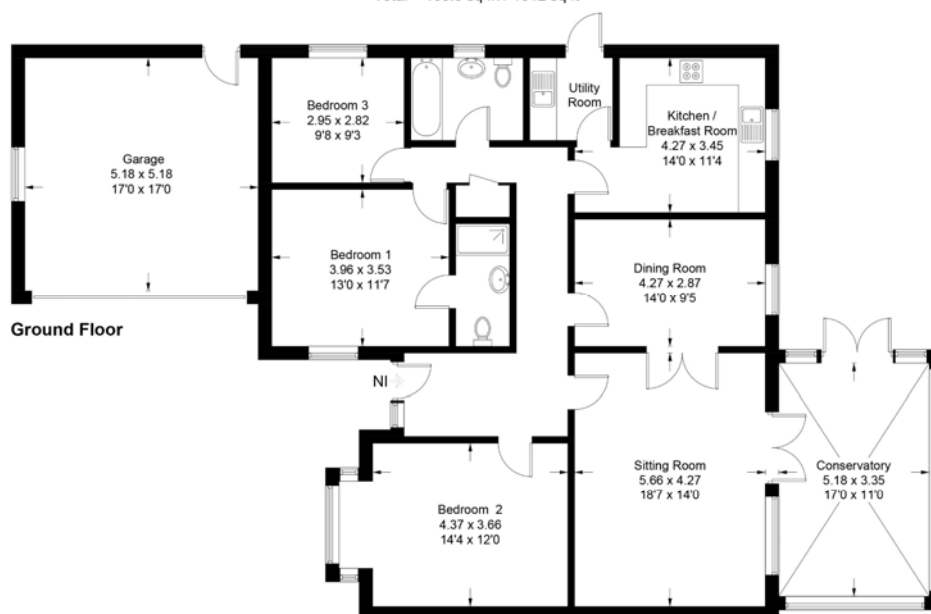
To the front of the property is a lawned area with established trees and flowerbeds. There is off-road parking for two to four vehicles in front of the attached **double garage**. The garage has an electric roller door and windows to the front, as well as a personnel door that opens to the side of the property. There is space for appliances, along with roof storage. Power and light are connected.

A pathway leads to gated access to the side of the bungalow and continues to the rear garden. The garden takes in a south/south-westerly aspect and is enclosed by panelled fencing. It sweeps round the side and rear of the property and is mainly laid to lawn with established shrub and flower borders. The oil-tank is discretely located to the side of the bungalow, along with a bin storage area. A private terraced area abuts the property to the rear. There is an outside tap.



5 Thompson Meadow, Crowfield

Approximate Gross Internal Area = 141.1 sq m / 1519 sq ft
Garage = 27.2 sq m / 293 sq ft
Total = 168.3 sq m / 1812 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating.

EPC Rating D (full report available from the agent).

Council Tax Band E; £2,380.91 payable per annum 2023/2024.

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor of 5 Thompsons Meadow has a right of way at all times, with or without vehicles, over and along the common access roadway. The vendor is required to pay a proportionate part of the cost of the maintenance, repair, renewal and replacement of the roadway. The vendor is also required to pay one quarter of the cost of the maintenance, repair, renewal and replacement of the private roadway.

4. The vendor of 5 Thompsons Meadow is responsible for paying a proportion of the expenses incurred in inspecting, cleansing, repairing, renewing, maintaining and replacing the shared drains with the owners of the neighbouring properties.

5. No dwelling shall be erected or used on the property for any purpose other than that of a private dwelling in single family occupation and no trade business or manufacture whatsoever shall be set up or carried on at the property.

6. No commercial or goods-carrying vehicle, boat, trailer or caravan house on wheels or other chattel designed construction or adapted for use as a chattel wherein a person or persons may sleep shall be erected, placed, used or permitted to remain on the property.

7. The vendor of 5 Thompsons Meadow is not permitted to breed, keep or otherwise possess poultry, pigs or other animals or birds upon the property (but this restriction shall not prohibit the keeping of any domestic dog, cat or recognised cage bird).

February 2024



Directions

Entering Crowfield from the direction of Pettaugh, proceed through the village, passing the pub (closed) on the right hand side. Thompsons Meadow is located a mile along on the right. Number 5 is at the end of the cul-de-sac.

For those using the What3Words app:
///flattery.sling.hippy



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.