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**Bourne Hill, Wherstead, Suffolk, IP2 8ND**

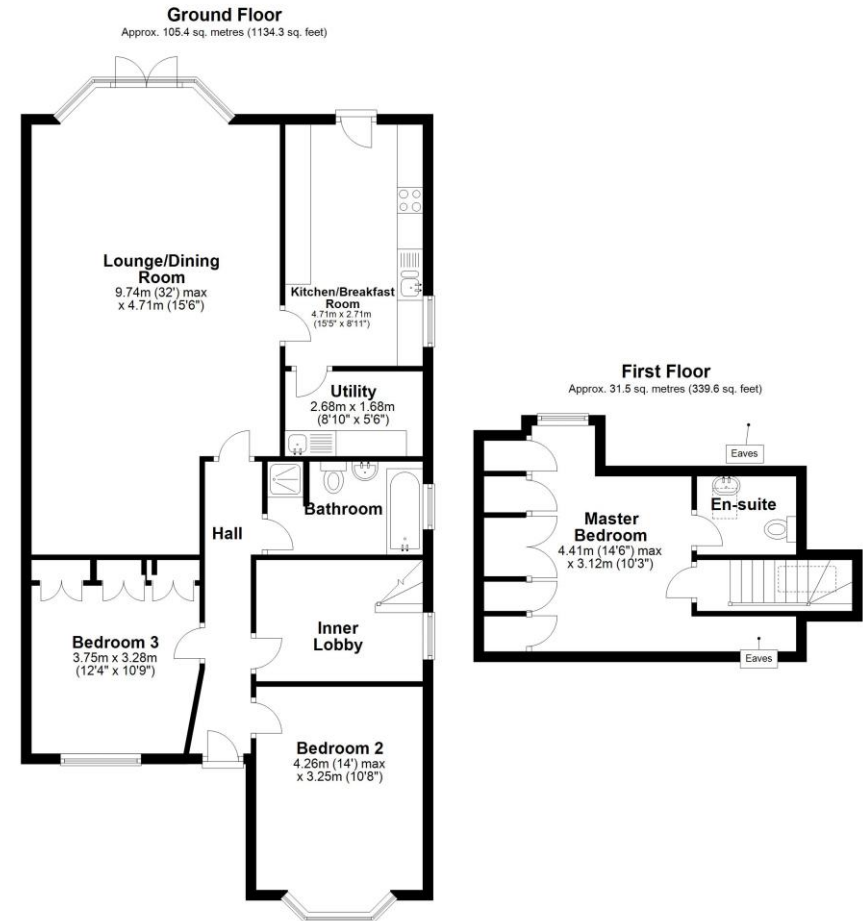
**GP: £325,000 to £350,000**

# Bourne Hill, Wherstead, Ipswich, Suffolk, IP2 8ND

Situated in the popular village of Wherstead offering good access out to the A12 & A14 commuter trunk roads, and close to Ipswich train station and waterfront, lies this nicely presented three bedroom semi-detached chalet bungalow. The bungalow is beautifully positioned providing stunning far reaching views across fields and over to the River Orwell and Orwell Bridge from the rear of the property, and the rear garden in particular has a wonderful vantage point from which to fully appreciate the views. There is off-road parking to the front, and the bungalow provides spacious living accommodation throughout. As agents, we recommend the earliest possible viewing to fully appreciate, not only the size of the property, but also the location and views; the accommodation comprises entrance hall; two good size double ground floor bedrooms; four piece bathroom; 32ft lounge / dining room; kitchen / breakfast room; utility room; and first floor master bedroom with en-suite cloakroom; all the rooms to the rear of the bungalow provide the magnificent views, especially from the first floor.

The lovely village of Wherstead lies approximately three miles south of Ipswich ideally located for walks in the country and along the River Orwell. The county town of Ipswich is served by a wide range of local amenities including schools, University, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

Council tax band: C



Total area: approx. 136.9 sq. metres (1473.9 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.



