



Bournehaven Bourne Hill, Wherstead

Minors & Brady



Bournehaven Bourne Hill

Wherstead, Ipswich

Built just seven years ago, this beautifully presented detached chalet bungalow offers stylish and highly versatile accommodation, perfectly suited to modern family life, home working or multi-generational living. Thoughtfully arranged across two floors, the property features a superb kitchen/dining room opening onto the garden, creating an ideal space for everyday living and entertaining. With underfloor heating throughout the ground floor, four well-proportioned bedrooms, ample off-street parking and a garage, the home provides both comfort and practicality in equal measure. Conveniently positioned for access to Ipswich town centre, the railway station, the A12 and A14, while also benefiting from nearby countryside walks, this is a property that offers an outstanding balance of connectivity, space and lifestyle.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Underfloor heating on the ground floor.

Disclaimer: This property is of timber frame construction and is situated within a designated conservation area; any queries regarding the implications of these matters should be referred to your solicitor or other appropriate professional adviser.

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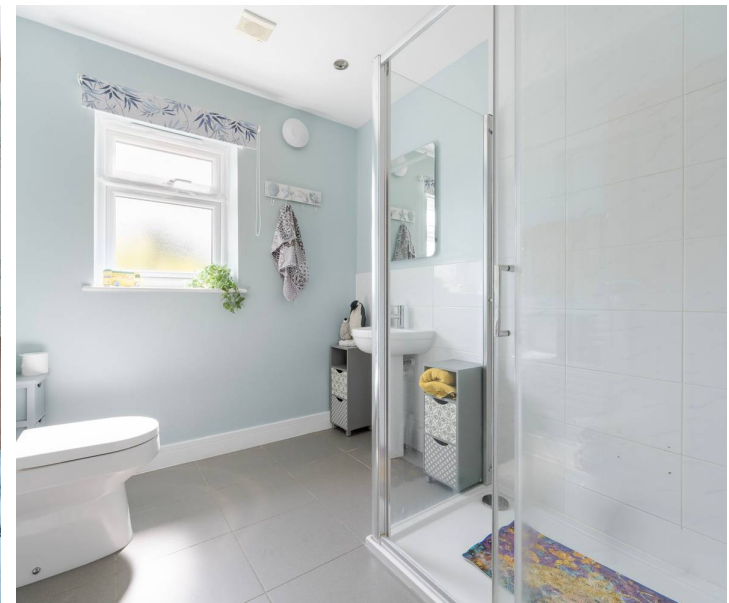




Bournehaven Bourne Hill

Wherstead, Ipswich

- Contemporary detached chalet bungalow, constructed approximately seven years ago and presented to a high standard throughout
- Versatile four-bedroom layout, well suited to family life, home working or multi-generational living
- Impressive open-plan kitchen and dining room forming the central hub of the home, with direct access to the garden
- Comfortable sitting room with a bright and welcoming atmosphere for everyday living and entertaining
- Underfloor heating throughout the ground floor, enhancing comfort and energy efficiency
- Principal bedroom with en suite shower room and useful eaves storage
- Well-appointed ground floor shower room serving the remaining bedrooms and guest accommodation
- Generous enclosed rear garden featuring a lawn, patio and pergola, providing space for outdoor dining and relaxation
- Extensive block-paved driveway offering ample off-road parking, complemented by a detached garage with power connected
- Conveniently positioned for Ipswich town centre, the mainline railway station, major road links and nearby countryside walks



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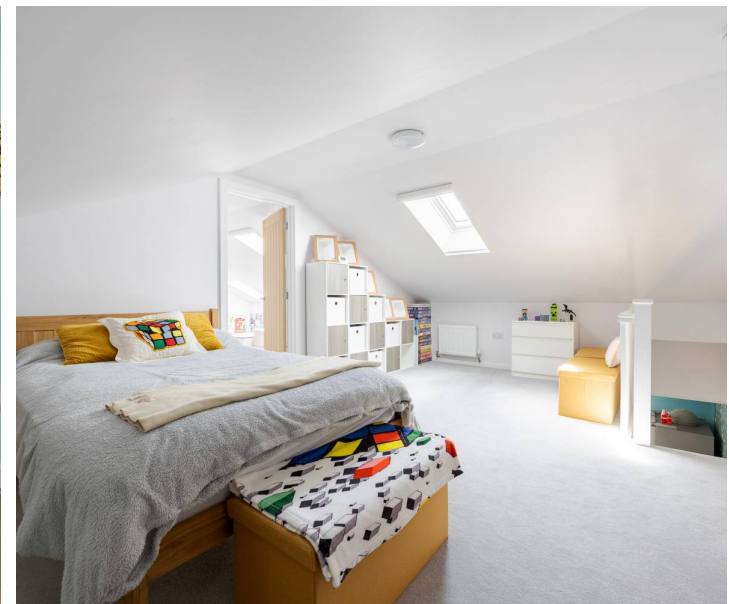
Wherstead, Ipswich

Bourne Hill

Occupying an attractive position within Wherstead, this beautifully presented detached chalet bungalow offers a thoughtfully designed and highly versatile layout, ideal for modern family life, home working or multi-generational living. Constructed just seven years ago, the property combines the ease and efficiency of a contemporary home with a setting that enjoys a strong sense of community, nearby countryside walks and excellent access to Ipswich town centre, the mainline railway station and the A12 and A14.

The accommodation extends across two floors and has been carefully arranged to provide flexibility for a variety of lifestyles. From the moment you step inside, the welcoming entrance hall sets the tone, with engineered oak flooring, underfloor heating and a bright, contemporary feel that continues throughout much of the ground floor.

The sitting room is a comfortable and relaxing space, enjoying a pleasant outlook to the front and providing an inviting environment for both everyday living and entertaining.





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Wherstead, Ipswich

Undoubtedly the heart of the home is the impressive kitchen and dining room. Designed with both family life and social occasions in mind, this generous open-plan space enjoys an abundance of natural light from windows and glazed doors opening onto the garden. A range of attractive grey wall and base units provides excellent storage, complemented by granite-effect work surfaces and a central island that creates a natural gathering point. Integrated appliances include an oven, gas hob with extractor hood and dishwasher, while there is designated space for a freestanding fridge freezer. The layout allows ample room for dining and informal seating, with direct access to the garden making it particularly well suited to indoor-outdoor living during the warmer months.

A key feature of the property is the versatility of the ground floor accommodation. Two generous double bedrooms are positioned on this level and are currently utilised as home offices, demonstrating the adaptability of the space. These rooms could equally serve as guest bedrooms, accommodation for dependent relatives or teenagers, hobby rooms or additional reception space depending on individual requirements.



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The ground floor is further complemented by a well-appointed shower room fitted with a walk-in style enclosure, wash basin, WC and heated towel rail, providing practical facilities for those seeking predominantly single-storey living.

The first floor is dedicated to the principal sleeping accommodation. The main bedroom offers a peaceful retreat with useful eaves storage and an adjoining en suite shower room featuring a corner shower, wash basin and WC. A further bedroom completes the first-floor accommodation, ideal as a children's room, guest bedroom or additional study.

Outside, the property continues to impress. The front aspect is attractively landscaped with a lawn and mature boundaries, while a substantial block-paved driveway provides ample off-road parking and access to the garage. The garage benefits from power, an up-and-over door and direct access to the rear garden, providing useful storage, workshop potential or secure parking.

The rear garden has been designed for both enjoyment and practicality, featuring a generous lawn, established planting, a pergola and a patio seating area that is perfectly placed for al fresco dining and summer entertaining. Fully enclosed and enjoying a good degree of privacy, it offers a safe and appealing environment for children, pets and keen gardeners.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		113
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Ground Floor

Approx. 90.7 sq. metres (975.8 sq. feet)
(excluding Garage)



First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



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Total area: approx. 134.7 sq. metres (1450.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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