



## 5 Red House Walk, Levington IP10 0LY

**£625,000 FREEHOLD**

Offered for sale with no onward chain, a rarely available and sought after extended detached house standing on a plot of approximately a quarter of an acre with views over surrounding countryside, located in the picturesque and highly regarded village of Levington.

Red House Walk was originally built in the 1950s for the senior employees of the well known and respected horticultural company Fisons. Subsequently the property has been modernised and improved by the current vendors in their 30 years of ownership to include the addition of a stunning double glazed conservatory overlooking landscaped gardens, re-fitment of a large farmhouse style kitchen and conversion of the loft space to provide a spacious second floor suite with bedroom, dressing room and bathroom.

The accommodation is set over three floors and briefly comprises entrance hall, through lounge dining room, double glazed conservatory, study/playroom, kitchen/breakfast room, utility, cloakroom, four bedrooms, two bathrooms and a dressing room.

Windows are of UPVC sealed unit double glazed construction and heating is supplied in the form of gas fired central heating via radiators.

The property is situated overlooking the village green in a residential close in the sought after and picturesque rural village of Levington, within easy reach of the popular public house, Levington Ship, an abundance of rural walks through the village and to the shores along the River Orwell in addition to sailing facilities at the Marina.

#### **GLAZED PANEL WOODEN ENTRANCE DOOR**

Opening to :-

#### **ENTRANCE HALLWAY 13' 10" x 7' (4.22m x 2.13m)**

Staircase leading to the first floor with storage cupboard below, radiator.

#### **THROUGH LOUNGE/DINING ROOM**

#### **DINING AREA 11' 8" x 10' 4" (3.56m x 3.15m)**

Radiator, UPVC sealed unit double glazed casement doors into the conservatory and archway to :-

#### **LOUNGE 17' 2" x 11' 6" (5.23m x 3.51m)**

Fire place recess with mahogany and marble surround, marble hearth, cast iron log burning stove, TV point, radiator, UPVC sealed unit double glazed French doors opening to :-

#### **MAGNIFICENT CONSERVATORY 23' x 13' 10" reducing to 8' 6" (7.01m x 2.59m)**

A stunning light and bright addition to this family home providing additional living space including dining area and sitting room area, brick base with UPVC sealed unit double glazed windows, pitched polycarbonate roof with sky light windows, tiled flooring, extensive views over the rear garden and access to the garden via UPVC sealed unit double glazed French doors.

#### **STUDY/PLAYROOM 14' x 8' 10" maximum reducing to 6' 10" (4.27m x 2.08m)**

Radiator, wall mounted Potterton gas fired boiler, UPVC sealed unit double glazed windows to the rear aspect, glazed panel door opening to :-

#### **KITCHEN/BREAKFAST ROOM 16' 2" x 15' (4.93m x 4.57m)**

Fitted with a comprehensive range of farmhouse style oak faced units with brushed stainless steel handles and work surfaces over, inset single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, matching eye level cupboards with under cupboard lighting, glazed fronted display cupboards, Indesit ceramic four ring hob with stainless steel extractor hood over, built in Bosch single oven, integrated dishwasher, radiator, TV point, tiled flooring, UPVC sealed unit double glazed window to the front aspect, door to the front aspect, UPVC sealed unit door opening to the rear garden.

#### **UTILITY ROOM 6' 8" x 5' 2" (2.03m x 1.57m)**

Fitted with a matching range of farmhouse style oak faced units with brushed stainless steel handles comprising double door base cupboard with inset stainless steel single drainer sink unit, matching eye level cupboards, fitted worktops, hard splash backs, space and plumbing for automatic washing machine, space for fridge or freezer, tiled floor, wall mounted Dimplex electric convector heater, UPVC sealed unit double glazed window to the rear aspect.

#### **CLOAKROOM**

White suite comprising low level WC, pedestal wash hand basin, tiled splashback, tiled floor, wall mounted electric Dimplex convector heater, UPVC sealed unit double glazed window to the side aspect.

## FIRST FLOOR LANDING

Radiator, UPVC sealed unit double glazed window to the front aspect, staircase leading to the second floor, built in airing cupboard housing pre-insulated lagged hot water cylinder, pine slatted shelves.

## BEDROOM 1 16' 7" x 11' 6" reducing to 9' 10" (5.05m x 3m)

Radiator, two UPVC sealed unit double glazed windows to the rear aspect with views over the garden and towards surrounding countryside.

## BEDROOM 2 11' 3" x 8' 8" (3.43m x 2.64m)

Radiator, built in under stairs storage cupboard, UPVC sealed unit double glazed window to the rear aspect overlooking the garden and surrounding countryside.

## BEDROOM 3 10' reducing to 7' 8" x 9' (3.05m x 2.74m)

Radiator, built in storage cupboard, UPVC sealed unit double glazed window to the front aspect.

**SHOWER ROOM** Modern white suite comprising walk in shower with glazed screen and Mira shower, low level WC, pedestal wash hand basin, radiator, extractor fan, UPVC sealed unit double glazed window to the front aspect.

## SECOND FLOOR

### LANDING/STUDY AREA 9' 2" x 7' (2.79m x 2.13m)

Built in storage cupboard, Velux window to the rear aspect with extensive views over neighbouring countryside, access to loft space.

**BATHROOM** White suite comprising corner bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, extractor fan, radiator, Velux window to the front aspect.

### BEDROOM WITH DRESSING AREA 17' 6" x 13' 10" (5.33m x 4.22m)

### DRESSING AREA 10' 6" x 6' 8" (3.2m x 2.03m)

Two built in double door wardrobes, Creda electric panel heater, Velux window overlooking the rear garden and surrounding countryside, through way to :-

### BEDROOM AREA 13' 10" x 10' 6" (4.22m x 3.2m)

Radiator, electric panel heater, Velux window to the rear aspect overlooking surrounding countryside.

## OUTSIDE

The property is recessed from the road with a good frontage overlooking the green with a garden comprising lawn with conifer and shrub borders, further shrubs and flowers, adjacent driveway enabling off street parking for three or four vehicles, space for caravan, mobile home or boat, paved pathways, external lighting, side gate access to the rear.

The property stands on a plot of approximately a quarter of an acre in total with the rear garden being south facing and being sub-divided into three areas with the initial area comprising of a beautifully landscaped formal garden comprising of paved patio, lawn, mature trees and shrubs, rockery with cottage style borders, external lighting, greenhouse and conifers, pathway leading to the second area of garden with timber storage sheds and Polly tunnel, raised beds, and greenhouse, mature trees and shrubs with a timber gate leading to the final area of garden reserved for poultry with a range of hen houses and chicken runs.

## COUNCIL TAX

Band 'D'













Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



