



## 5 Red House Walk, Levington, IP10 0LY

**£625,000 FREEHOLD**

Set in the tranquil and exceptionally popular village of Levington, a village with its own Marina with country lanes and access to the Orwell Estuary, a rarely available detached four bedroom home with good size garden and set within total plot size extending to approximately 1/4 acre in size



Extending to approximately 1895 sq ft in size (176 sq m) the property was originally constructed in the 1950's and is set overlooking a green on the outskirts of the main Village.

The accommodation is set over three floors and comprises entrance hall, through lounge / dining room, large exceptionally spacious 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.

Externally a driveway enables off street parking for numerous vehicles.

Levington is an exceptionally popular Village location with a population of approximately 300 and is located approximately halfway between the main towns of Ipswich and Felixstowe.

Rarely available to the market an internal inspection is advised to fully appreciate the accommodation on offer.

#### **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 set on an established good size plot extending in total to approximately ¼ acre in size (sts)

The majority of the grounds are situated to the rear with a mainly Southerly aspect and feature gardens lawned, enclosed and with a variety of flowers and shrubs.

The garden further extends to a secluded area with "Polly tunnel" for planting etc.

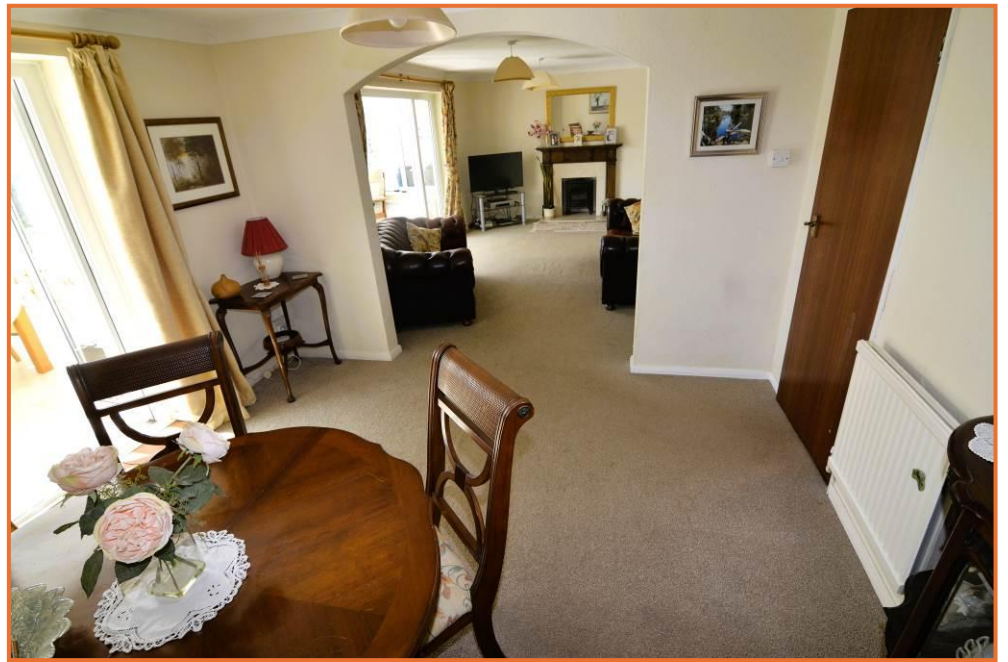
A gate leads to further area to the rear of the garden ideal for housing chickens etc should purchasers so desire.

The front garden is a good size and is again established, laid mainly to lawn, enclosed to front and side aspect and with flowers and shrubs.

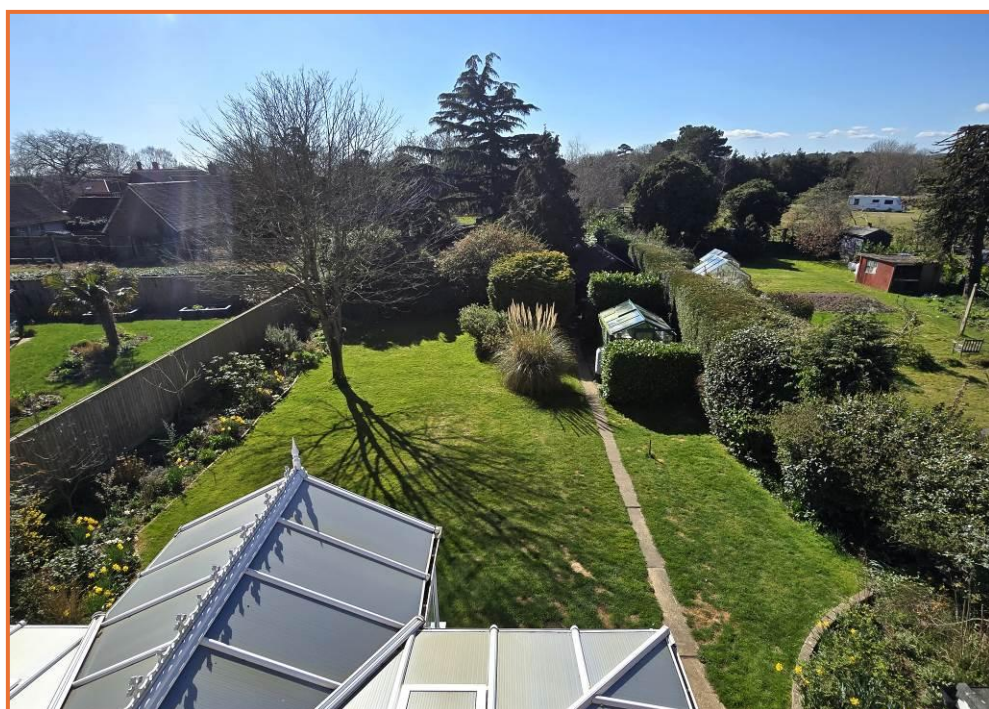






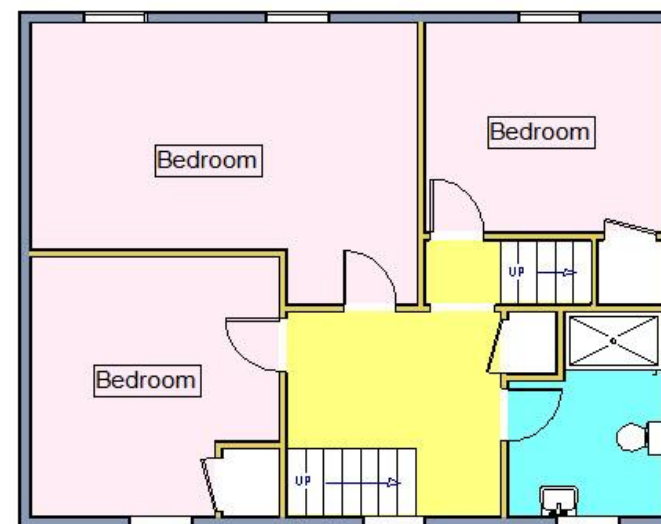
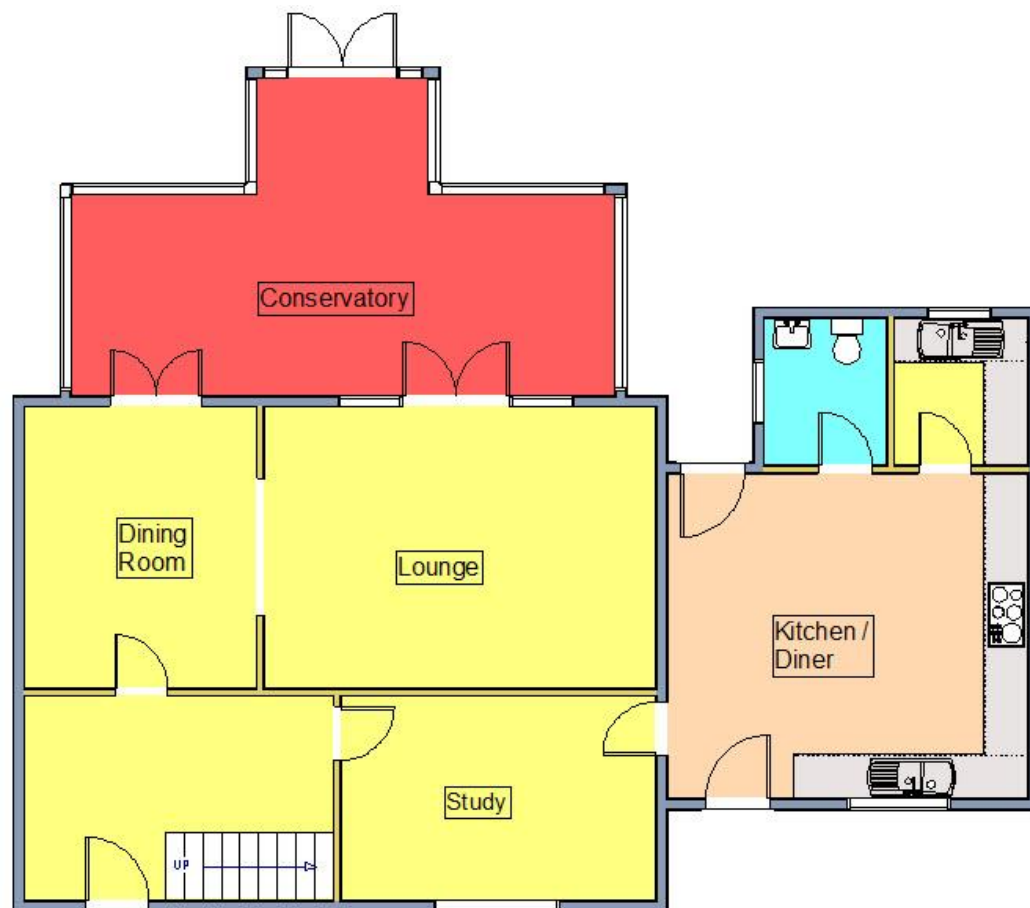












Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

