

1 Hill Farm Cottages, Akenham, Ipswich, IP6 0HH



3 double bedrooms  
2 reception rooms  
Kitchen/breakfast room  
South-facing garden

**Freehold**

Guide Price

**£400,000**

Subject to contract

**Village location**



## Some details

### General information

Situated in a semi-rural position, on the Northern outskirts of Ipswich is this semi-detached family home.

The property is accessed via a private driveway owned by the adjacent farm, has impressive views of the rolling countryside and occupies a generous plot, three double bedrooms, two reception rooms as well as a kitchen-breakfast room and a first floor bathroom. It also has oil fired central heating, double glazing, parking for numerous cars, garage for storage and a lodge/home office.

The accommodation comprises a porch with door into the hall which has stairs to the first floor and door to the dining room. The dining room has a window to the front, understairs cupboard and provides access to the kitchen/breakfast room and sitting room which is a generous size and has a dual aspect with double doors opening to a patio.

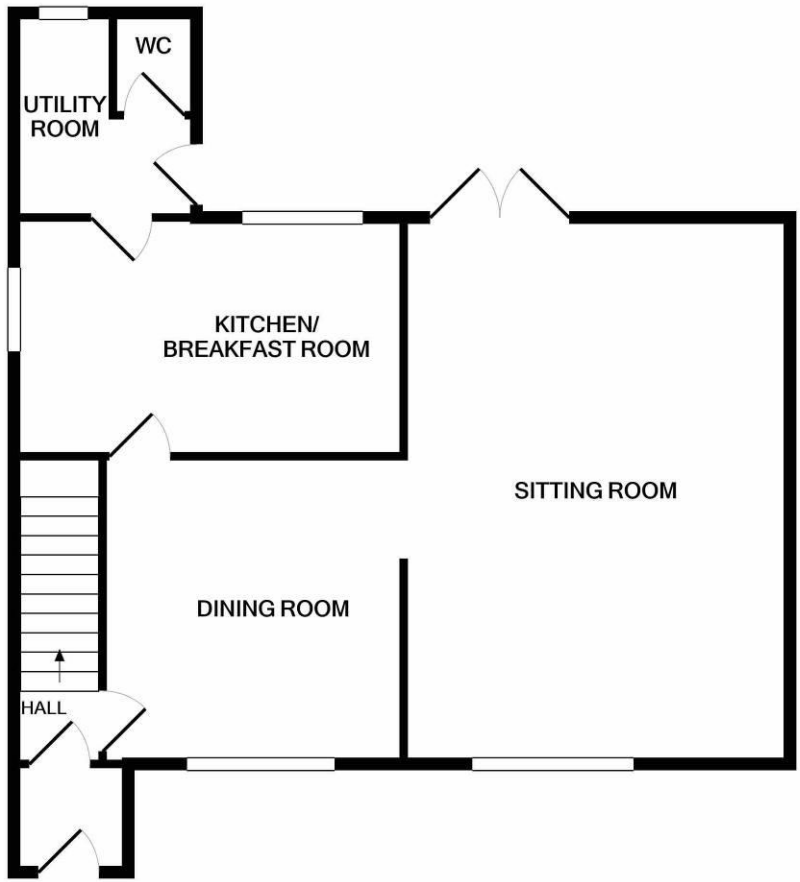
The kitchen/breakfast room has a range of base and eye level units, worksurfaces, inset sink, water softener and space for appliances. There is a door out to the rear which leads to the utility room with space for further appliances, door to the garden and door to a cloakroom with wc.

On the first floor the landing has doors to three double bedrooms with the main bedroom overlooking the rear garden and with impressive views of the valley beyond.

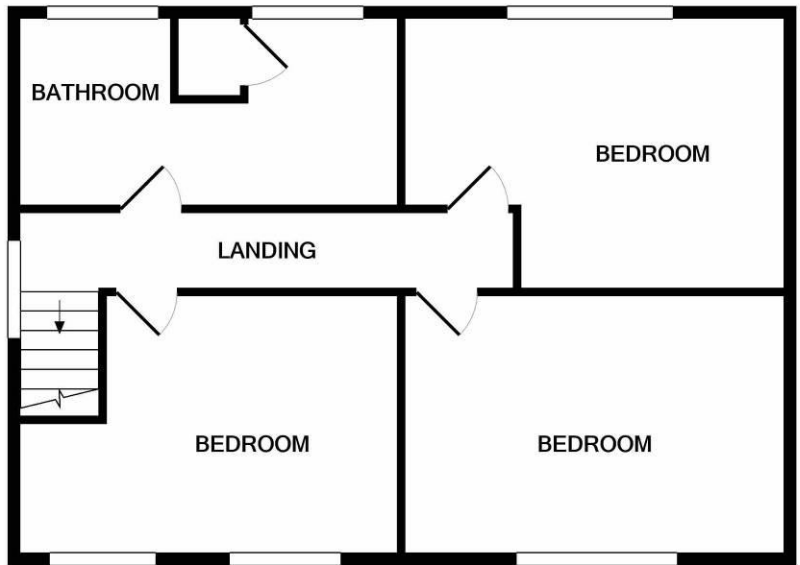
The family bathroom has a window to the rear and a white suite of free-standing bath, wc, basin and shower.



On the northern outskirts of Ipswich at the end of a private driveway and overlooking fields to the rear, is this semi-detached family home.



FennWright.  
GROUND FLOOR



1ST FLOOR



**Entrance porch**

**Entrance hall**

**Sitting room**

21' x 14' 10" (6.4m x 4.52m)

**Dining room**

11' 10" x 11' 6" (3.61m x 3.51m)

**Kitchen/breakfast room**

15' x 9' 2" (4.57m x 2.79m)

**Utility room**

**Cloakroom**

**Landing**

**Bedroom one**

15' x 10' 10" (4.57m x 3.3m) max

**Bedroom two**

15' x 9' 7" (4.57m x 2.92m)

**Bedroom three**

15' x 9' 8" (4.57m x 2.95m)

**Bathroom**

15' x 7' 6" (4.57m x 2.29m)



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Particulars for 1 Hill Farm Cottages, Akenham, Ipswich, IP6 0HH

### **The outside**

There is a shingle driveway providing parking for a number of cars and a front garden which is laid to lawn with various borders and shrubs. There is a shingle path leading to the rear garden which has a vegetable patch which leads to the lodge/home office which has power and light connected and measures 14' x 8'2". There is access into the rear of the garage which could be used for storage.

The rear garden is predominantly laid to lawn with various borders, trees and shrubs with a raised patio to the immediate rear of the property and an impressive view of the valley beyond.

### **Location**

Akenham is on the northern outskirts of Ipswich and provides excellent links to a number of local amenities and the A12 and A14. Ipswich town centre is within easy reach with its abundance of shopping facilities, coffee houses, bars and restaurants.

### **Important information**

Council Tax Band - C

Services - We understand that mains electricity is connected to the property. There is oil fired central heating and a private drainage system. There is also a private water supply which is invoiced via the farm.

Tenure - Freehold

EPC rating - D

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### **Agents note**

The property is located at the end of a private road which is owned by the adjacent farm over which is a right of access.

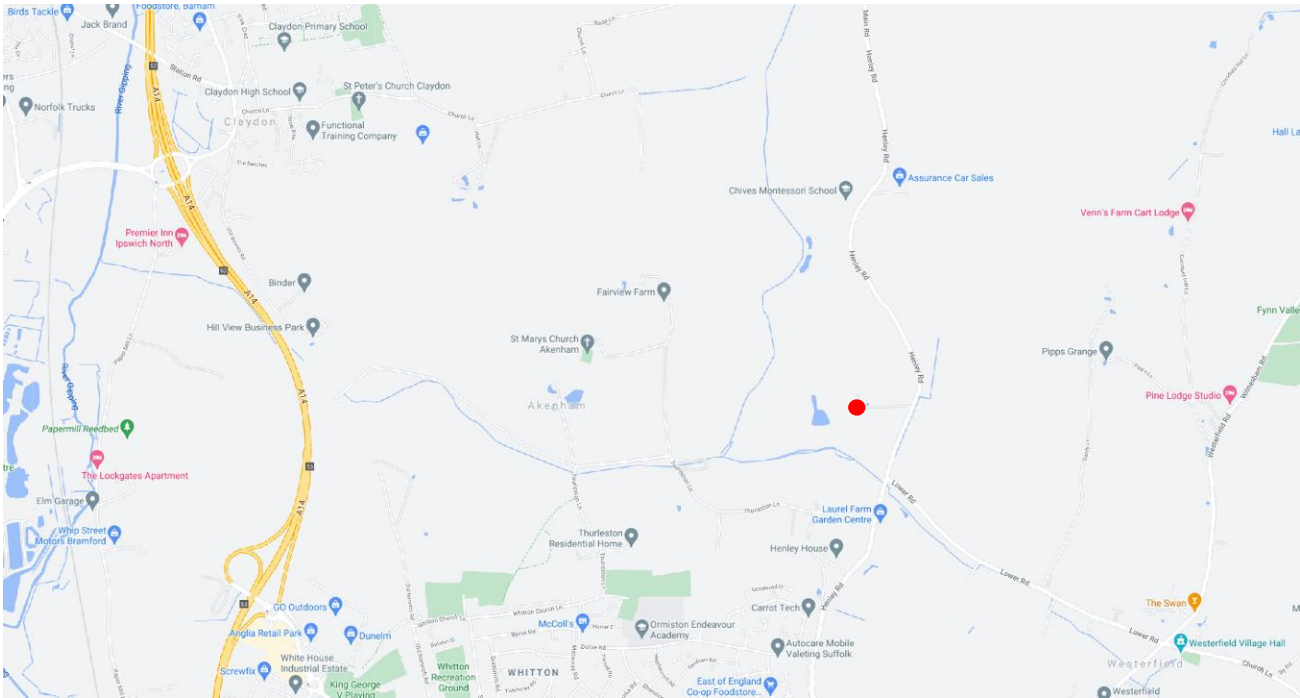
### **Further information**

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### **Viewing**

To make an appointment to view this property please call us on 01473 232 700.



## Directions

Proceed out of Ipswich on Henley Road with Ipswich School on your left, follow the S bend to the traffic lights and proceed straight over. Continue for some distance over the railway bridge, past Laurel Farm Garden Centre, take the next left past the row of houses which is signposted for Hill Farm, Akenham and is identified by a Fenn Wright board. Continue down this tree lined road and the property will be found at the end of the road on the left hand side.

To find out more or book a viewing

**01473 232 700**

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