



LINSTEAD HOUSE THE STREET

FROST & PARTNERS

LINSTEAD HOUSE THE STREET

ALDHAM, IPSWICH | SUFFOLK | IP7 6NH



A well presented and spacious four bedroom family home occupying a rural setting with beautiful countryside views, together with a double garage and set within approximately 3/4 acre gardens. All located in the popular village of Aldham.

As you enter the property, there is a large hallway with a dogleg staircase rising to the first floor and doors to the study, snug, and sitting room with French doors to the side leading out to the gardens and a feature multi-fuel burning stove. There is a snug with doors to the kitchen/dining room and inner lobby, which has doors to the garage and boiler room. A window at the rear illuminates the study. The kitchen/dining room has windows overlooking the rear gardens, part glazed door leading out to the same and comprises a sink unit inset into a range of work surfaces with solid oak units, integrated dishwasher, cooker with four burner hob and extractor above, spaces for other appliances and a door to an inner corridor with doors to the shower room and utility room, which comprises a butler sink unit, storage, space for washing machine and tumble dryer. The shower room has a window to the side, walk-in shower cubicle, wc and wash basin.

On the first floor, there is a landing with a large feature window providing undulating countryside views and doors to the four bedrooms and bathroom.



All four bedrooms are double sized with countryside views and all include built-in wardrobes. The bathroom comprises a panelled bath, wc and wash basin.

Outside, to the front, there is a driveway providing ample off road parking and leading to the double garage. The gardens to the front are laid to lawn with a blossom tree, an unfilled pond and a gate leading to the rear gardens, which have extensive countryside views and are laid mainly to lawn with a patio seating area, a variety of mature trees, kitchen garden with raised garden beds, oil storage tank, green house and a shepherd's hut garden shed.

Guide Price - £695,000

Additional Information

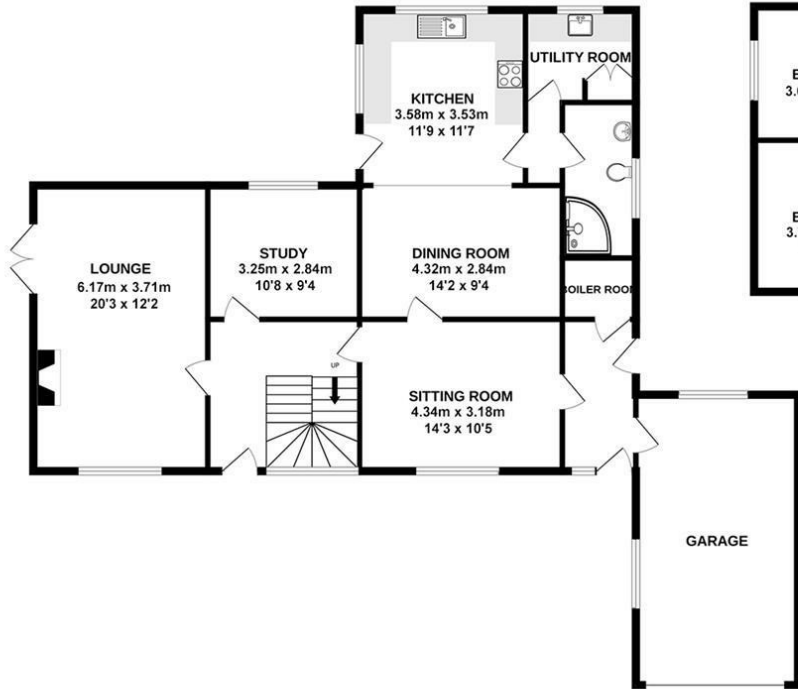
Tenure: Freehold

Local Authority: Babergh District Council

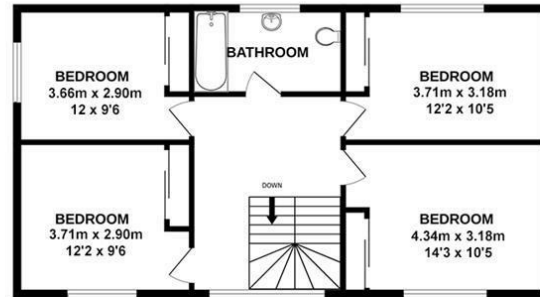
Council Tax: E



GROUND FLOOR



1ST FLOOR



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.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	