



ROSE COTTAGE DUKE STREET

FROST & PARTNERS

# ROSE COTTAGE DUKE STREET

## HINTLESHAM, IPSWICH | SUFFOLK | IP8 3PL



A very well presented three bedroom semi-detached cottage including sitting room, kitchen, dining room, study, sun lounge, utility room, wet room and first floor bathroom, together with off road parking and beautifully maintained gardens, which back onto open farmland, on the edge of this popular village.

As you enter the property, there is a porch with a door leading to an entrance hallway which has staircase rising to the first floor and a door to the sitting room, which has a window to the front, door to the kitchen, inglenook fireplace with oak bressumer, exposed ceiling timbers and under stairs storage cupboard. The kitchen comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, range style oven, space for fridge/freezer with access to the utility room and dining room with exposed ceiling timbers and doors to sun lounge and study. The sun lounge is of timber construction on a brick plinth with French doors overlooking and leading out to the rear gardens and the study has dual aspect windows to the side and rear offering views over the gardens. The utility room has a window to the rear, door leading out to the same, space for a washing machine and freezer and a door to the wet room.

On the first floor, there is a landing with doors to the bedrooms and bathroom and access to the roof space.



Bedroom 1 has a window to the front. Bedroom 2 has a window to the rear and bedroom 3 has dual aspect windows to the side and rear. The bathroom has a white suite comprising a panelled bath, wc and wash basin.

Outside, to the front, the garden is laid to lawn with some shrub borders, side gate access to rear and there is gravelled driveway providing ample off road parking. To the rear, the gardens are laid mainly to lawn with flower and shrub borders, a paved seating area with oil storage tank and two garden sheds. All bounded by fencing, backing onto farmland and offering far reaching countryside views.

Guide Price - £400,000

### Additional Information

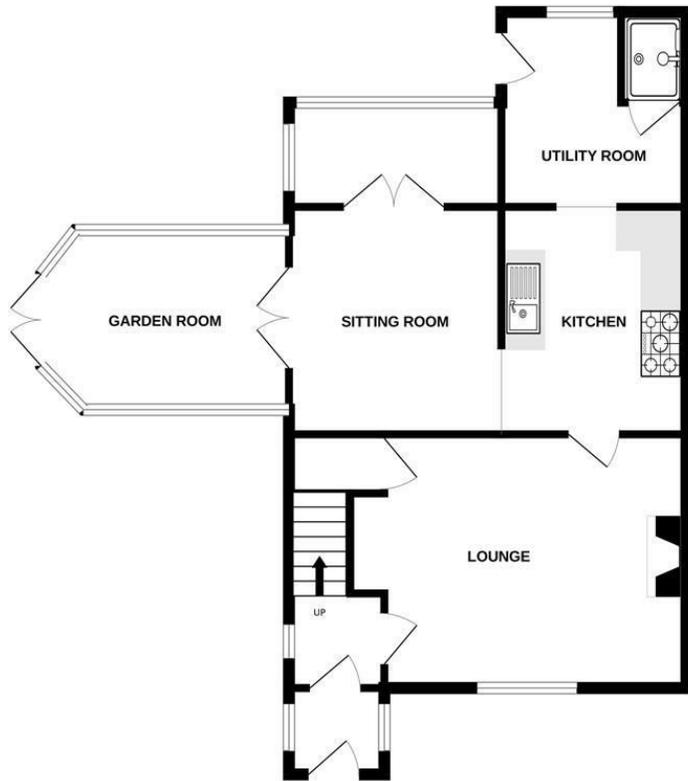
Tenure: Freehold

Local Authority: Babergh District Council

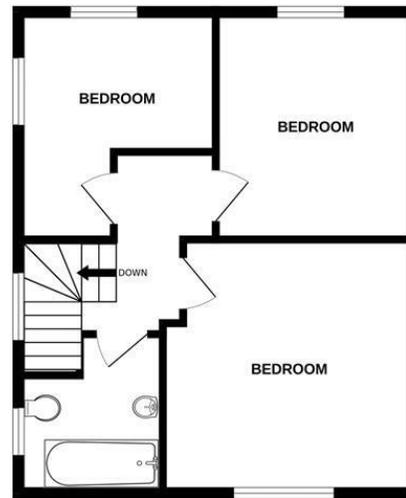
Council Tax: C



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>		<b>49</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	