



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

THE STREET, WITNESHAM, IP6 9HG

TENURE : FREEHOLD

OFFERS OVER £650,000

- Substantial Detached Home
- Five Bedrooms
- En-Suite
- Beautifully Presented
- Open Plan Living Areas
- Backs On To Stream



# THE ACCOMMODATION



## Entrance Hall

With fitted storage and doors to...

## Kitchen/Dining Area 10.59m x 4.92m (34' 9" x 16' 2")

(Max measurements provided) A superb open-plan living space with two large roof lanterns. The kitchen is extensively fitted with a range of wall and base cabinets, and an island unit with quartz worktops, built-in Bosch appliances, including electric oven/microwave combination, hob and cooker hood, dishwasher, fridge & freezer, inset sink/drainage unit, glazed sliding patio doors overlooking and leading to the garden, under-floor heating, door to the Utility Room and an opening to the...



## Living Room 7.46m x 4.75m (24' 6" x 15' 7")

A fantastic space with valuted ceiling, skylight windows, electric flame-effect fire, a media wall, under-floor heating and glazed sliding double doors overlooking and giving access to the garden.

## Cloak/Utility Room 3.13m x 1.72m (10' 3" x 5' 8")

Fitted with cabinets and work surfaces, plumbing for washing machine and tumble drier. There's also a WC and wash basin.

## Bedroom One & En-Suite 5.15m x 3.99m (16' 11" x 13' 1")

(Bedroom measurement only) A large double bedroom with a window to side aspect and an En-Suite Bathroom fitted with a contemporary suite comprising a double shower enclosure, WC, wash basin and a bath.



## Bedroom Two 4.16m x 3.53m (13' 8" x 11' 7")

Another generous bedroom with airing cupboard and window to front aspect.

## Bedroom Three 3.99m x 3.76m (13' 1" x 12' 4")

Another generous double with window to front aspect.

## Bedroom Four 3.97m x 3.26m (13' x 10' 8")

With window to front aspect.

## Bedroom Five / Study 2.39m x 2.16m (7' 10" x 7' 1")

With window to side aspect.

## Shower Room

A contemporary wet room with shower, WC and wash basin.

## Outside

To the front of the property is a predominantly shingled driveway providing off-road parking for several vehicles, gate to the side giving access to the side and rear gardens. There's an LPG gas tank for the heating and hot-water system, patio areas, storage shed, children's playhouse and a lawn with planting beds and fencing to the boundary. There's a pretty stream to the rear with a seating area to enjoy the environment.

## THE PROPERTY & LOCATION

A substantial and beautifully presented detached home within the popular village of Witnesham. The property has been extensively extended and refurbished and the generous accommodation comprises an entrance hall, five bedrooms, an en-suite bathroom and a wet room, an open plan kitchen/dining area and living room and internet hardwired to the living and bedrooms. There's off-road parking and a pleasant rear garden backing on to a stream.

Witnesham is situated approximately three miles to the north of Ipswich, and offers a beautiful rural setting, with easy access in to town. There are two churches, a village hall and recreation ground, farm shop, a public house, a part-time Post Office, a nursery school and separate primary school. There is also a popular golf course at Fynn Valley about a mile away.



TO ARRANGE A VIEWING OF THIS PROPERTY OR

TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000





While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



**Council Tax Banding : D**

We understand from our vendor that the property is connected to a mains electricity, water and drainage, the heating is LPG.

Please visit Ofcom - to view the mobile and network coverage



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### Disclaimer

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