



Rock Estates



6 Watering Close
Lower Somersham, Ipswich, IP8 4QG
Offers in excess of £325,000



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4QG

Situated in the popular village of Somersham with views of the Suffolk countryside to the front and rear of the property is this deceptively spacious three bedroom home.

Accessed through the handy porch, the property benefits from multiple reception rooms including a ground floor study/office space and a spacious living room with log burner. There is handy cloakroom and a large open plan kitchen/diner. To the rear of the property is a conservatory providing extra living space and access through to the rear garden. To the first floor there are three double bedrooms and a large family bathroom with bath and separate shower cubicle. The enclosed rear garden is partly laid to lawn with a number of patio seating areas perfectly positioned to enjoy the uninterrupted field views. In addition there is a garage en bloc with two allocated parking spaces in front.

The village of Somersham benefits from a village pub and independent shop, as well as a primary school. There is ample choice for walks and a private dog field for exercising your pooch. With the larger town of Ipswich just a short five miles away it is the perfect spot for anyone looking to make that move for a semi-rural property.





Porch 5'3" x 3'8" (1.62 x 1.13)

Double glazed window to side. Built in cupboard. Tiled floor. Coving. Radiator. Partially glazed doors open to:

Entrance Hallway

Tiled floor. Stairs to first floor. Coving. Radiator. Doors to:

Study 11'8" x 6'3" (3.56 x 1.93)

Double glazed window to front. Built in cupboard. Coving. Radiator.

Cloakroom

Low level W.C. Wall mounted hand wash basin with tiled splash back. Built in wall mounted cupboards. Extractor fan. Radiator.

Living Room 19'11" x 11'1" (6.09 x 3.40)

Double glazed window to front. Brick fireplace with log burner. Coving. Radiator. Double glazed sliding patio doors open to:



Conservatory 11'1" x 8'11" (3.40 x 2.74)

Double glazed windows and doors to rear garden. Door to:

Kitchen 13'0" x 8'10" (3.98 x 2.70)

Double glazed window to rear. Laminate worktop. Wall and floor units and drawers. Part tiled walls. Inset sink with 1 1/4 drainer and mixer tap over. Integrated electric hob. Integrated eye level double oven. Space and plumbing for washing machine and dishwasher. Coving. Opening to:

Dining Room 13'5" x 7'11" (4.11 x 2.42)

Space for fridge/freezer. Tiled floor. Under stairs storage. Coving. Radiator.

Landing

Airing cupboard housing gas boiler. Loft hatch providing access to the partly boarded loft. Laminate flooring. Doors to:

Bedroom One 10'7" x 9'4" (3.25 x 2.85)

Double glazed window to rear. Built in wardrobes. Laminate flooring. Coving. Radiator.

Bedroom Two 13'5" x 7'11" (4.11 x 2.43)

Double glazed window to rear. Laminate flooring. Coving. Radiator.

Bedroom Three 9'9" x 8'3" (2.98 x 2.53)

Double glazed window to front. Built in wardrobe. Laminate flooring. Coving. Radiator.

Bathroom 13'5" x 4'6" (4.11 x 1.38)

Two double glazed windows to front. Inset corner bath with shower over. Shower cubicle. Low level W.C. Pedestal wash basin. Chrome heated towel rail. Spotlights. Extractor fan.

Rear Garden

The enclosed rear garden consists of a spacious patio area and is partly laid to lawn and enjoys uninterrupted field views. There are mature flowers and plants bordering the garden creating a private retreat to enjoy the spectacular views.

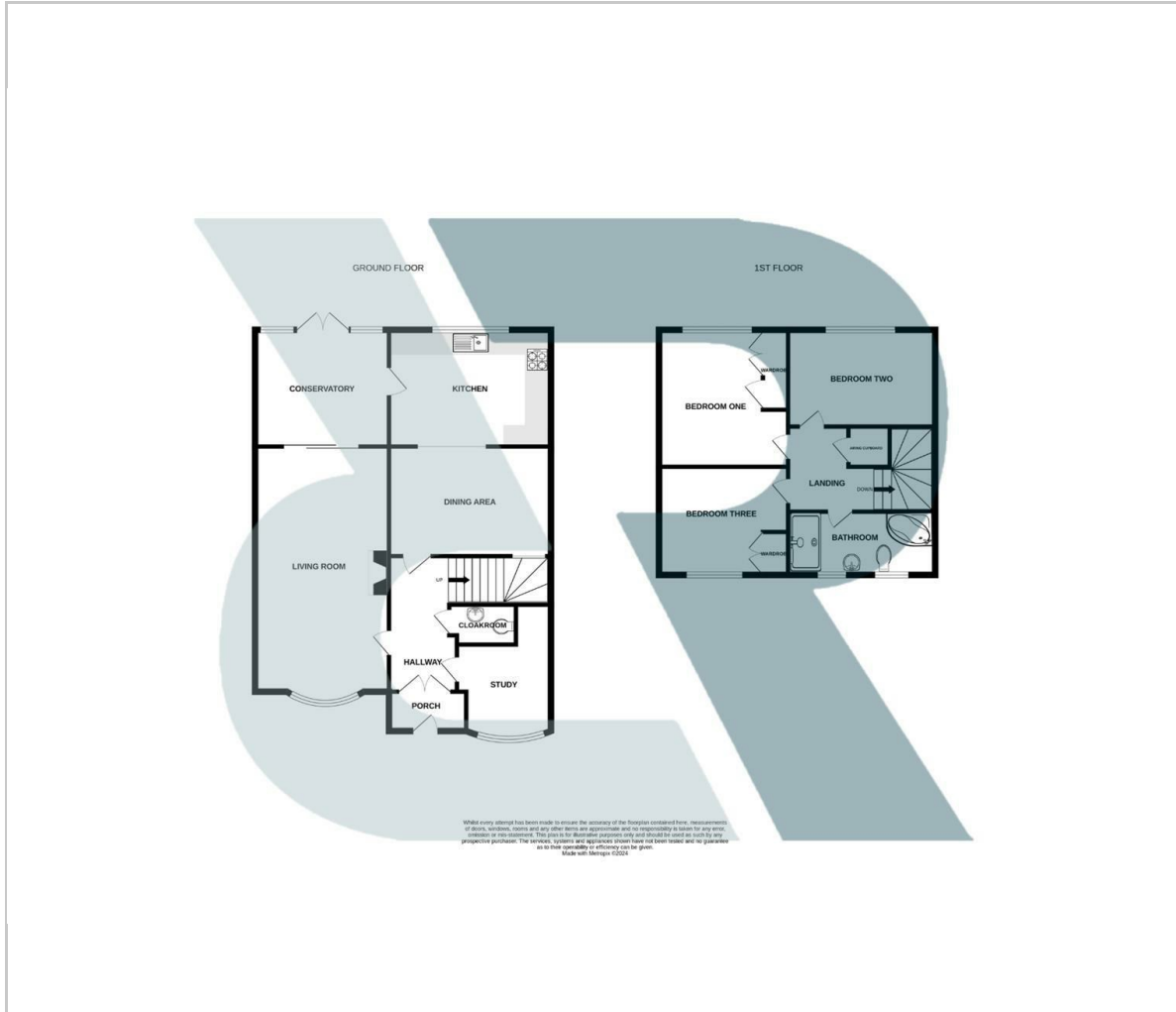
Garage & Parking

Single garage en-bloc to the side of the property. Up and over door to the front.

Two off road parking spaces in front of the garage.



Floor Plan



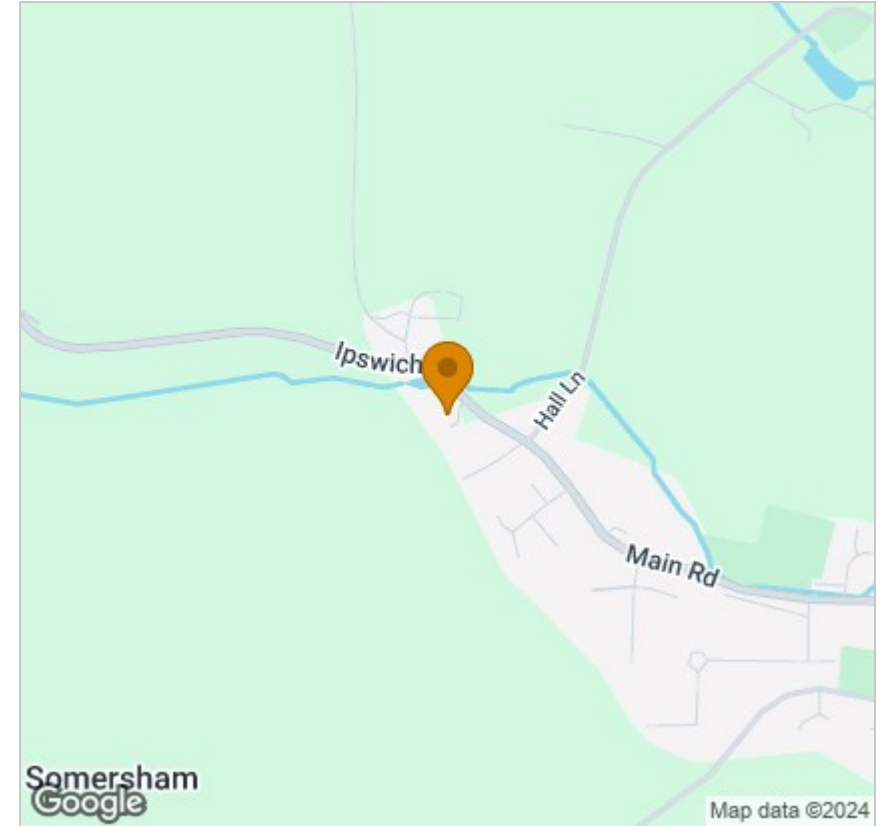
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

