



Collimer Close, Chelmondiston, Ipswich, IP9 1HX

Guide Price £389,950 Freehold



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SUMMARY

CHAIN FREE - A substantially extended three bedroom attached bungalow of good proportions and with double garages, favourably positioned on a generous double plot, within the desirable peninsular village of Chelmondiston. The accommodation comprises; entrance hall, living room, modern fitted kitchen, sitting/dining room, three bedrooms and a bathroom. To the outside the property boasts excellent front and rear gardens with the lawned frontage nicely setting the residence back from the road and providing ample parking with vehicle driveway access to the double garages, behind the double garages there is an adjoining workshop/garden room. The established leafy rear garden is mainly laid to mature lawn with paved entertainment patio and wooden summerhouse all enjoying a panoramic westerly facing open outlook. Further benefits include oil fired central heating and double glazing. Early viewing is highly advised to fully appreciate this impressive and rarely available home and gardens.

SHELTERED SIDE ENTRANCE

DOUBLE GLAZED DOOR TO

ENTRANCE HALL

Loft hatch access with loft ladder to part boarded loft space, built-in double cupboard housing hot water tank, doors to.

LIVING ROOM

13' x 15' approx. (3.96m x 4.57m) Double glazed window to front, radiator, enclosed fire set in fireplace with marble surround and hearth, shelved alcove, television and telephone points.

KITCHEN

11' 4" narrowing to 8' 1" max. x 21' 3" narrowing to 9' 1" max. approx (3.45m x 6.48m) Double glazed window to rear, radiator, two electric plinth level heaters, a comprehensive range of modern base and eye level cupboard and drawer fitted units with integrated corner carousel, quartz effect work surfaces with matching uprights, inset ceramic sink drainer unit with mixer tap, built-in NEFF oven and grill with plate warming drawer, inset NEFF electric hob with extractor over, space for fridge-freezer, Bosch washing machine, tumble dryer and dish-washer appliances to remain, two built-in storage cupboards, tiled floor, inset LED lighting, double glazed door opening to rear garden, opening through to sitting/dining room.

SITTING/DINING ROOM

12' 4" x 13' 7" approx. (3.76m x 4.14m) Double glazed window to side, radiator, double glazed French doors opening to rear garden with matching full height side casements.

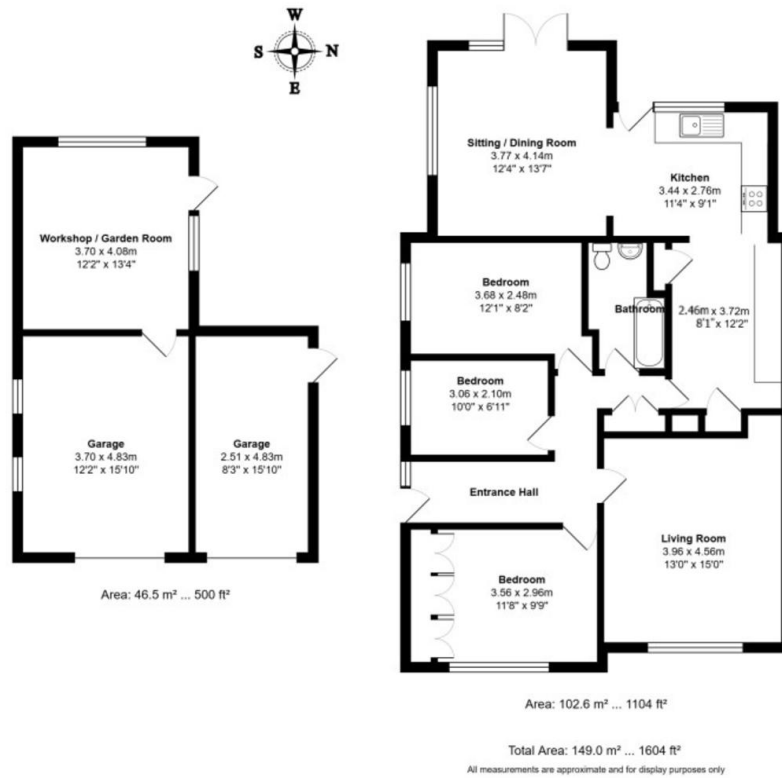
BEDROOM ONE

11' 8" x 9' 9" approx. (3.56m x 2.97m) Double glazed window to front, radiator, fitted wardrobes and matching fitted drawer units.

BEDROOM TWO

12' 1" x 8' 2" approx. (3.68m x 2.49m) Double glazed window to side, radiator.





BEDROOM THREE

10' x 6' 11" approx. (3.05m x 2.11m) Double glazed window to side, radiator.

BATHROOM

Skylight, radiator, panel enamel bath with thermostatic shower, pedestal hand-wash basin, close coupled WC, tiled walls and floor.

OUTSIDE

Approaching 280ft overall at its longest point and well set back from the road by a maturely lawned frontage with long driveway providing ample off-road parking and access to double garages, there is a sheltered passageway between the bungalow and garages which finds a door into the smaller garage and the entrance door into the bungalow. Gated pedestrian access reveals the fabulous, established leafy westerly facing generous garden mainly laid to mature lawn stocked to boundaries with an array of trees and shrubs. A paved courtyard area stores a 1000 litre plastic oil tank and offers double glazed door access into the workshop/garden room, furthermore there is a charming wooden summerhouse and two external taps. Finally, there is a paved low wall enclosed entertainment patio. The garden is enclosed by fencing, and enjoys an attractive, panoramic open outlook.

OUTBUILDINGS

LARGER GARAGE

13' 2" x 16' 4" approx. (4.01m x 4.98m) Electrically operated sectional main door, two windows to side, door to workshop/garden room.

SMALLER GARAGE

8' 2" x 15' 8" approx. (2.49m x 4.78m) Electrically operated sectional main door, personal door to sheltered passageway, oil fired boiler.

WORKSHOP/GARDEN ROOM

12' 2" x 13' 3" approx. (3.71m x 4.04m) Window to side, double glazed window to rear, personal door to rear garden.

WOODEN SUMMERHOUSE

9' 8" x 9' 8" approx. max. (2.95m x 2.95m)

BABERGH DISTRICT COUNCIL

Tax band C - Approximately £1,966.81 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Chelmondiston C of E primary, Holbrook Academy secondary, and The Royal Hospital Independent School.

DIRECTIONS

Leaving Ipswich town centre, head south-west on Wherstead Rd/A137 towards Cowell St, at the roundabout, take the 1st exit onto The Strand/B1456, continue to follow B1456, slight left onto Main Rd/B1456, turn left onto Woodlands, continue onto Collimer Cl, turn right to stay on Collimer Cl, the destination will be on the right.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

Collier Close Chelmsford IPSWICH IP9 1HX	Energy rating D	Valid until: 1 October 2035 Certificate number: 6915-0185-0002-0000-9896
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Property type	Semi-detached bungalow
Total floor area	102 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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