



**Hyems Cottage Church Lane, Kirton Ipswich IP10 0PT**

**welcome to**

**Hyems Cottage Church Lane, Kirton Ipswich**

**\*\*CLOSE TO FELIXSTOWE\*\* \*\*SOUGHT AFTER POSITION\*\* \*\*CHARMING ACCOMMODATION WITH BESPOKE FINISHES\*\* \*\*STUNNING FAMILY HOME\*\* \*\*HAND BUILT KITCHEN\*\* \*\*DINING ROOM/SNUG\*\***



### **Entrance Door**

Entrance door with inset glass panels and window to side aspect.

### **Hallway**

With a handcrafted staircase to first floor with stunning carpentry and features, with under stairs storage.

### **Cloakroom**

With a two-piece suite comprising of low-level WC and wash hand basin. Radiator.

### **Study/Bedroom Four**

10' 4" x 8' 9" (3.15m x 2.67m)

Windows to front and side aspects, integrated shelving, heater.

### **Living/Dining Room**

20' 9" x 14' 4" (6.32m x 4.37m)

Two windows to front aspect, radiator, built in hand-built display cupboards with glass front. Brick feature fireplace with wooden beam.

### **Kitchen**

14' 9" x 7' 6" (4.50m x 2.29m)

Window to rear aspect, hand crafted kitchen with floor and wall units, co-ordinated work surface. space for range cooker and hood, integrated freezer. Arched doorway leading to garden room.

### **Snug/Breakfast Room**

10' x 7' 9" (3.05m x 2.36m)

Window to rear aspect, built in bespoke bench seating, hand crafted for the space.

### **Garden Room**

12' 5" x 7' 6" (3.78m x 2.29m)

With vaulted ceiling, windows to side and rear aspects, door to side leading to the garden.

### **Landing**

Built in cupboard with tank, access to loft.

### **Bedroom One**

15' 1" x 12' 1" (4.60m x 3.68m)

Two windows to front aspect, two built in wardrobes with inset glass panels. Radiator.

### **Bedroom Two**

15' 1" x 10' 3" (4.60m x 3.12m)

Two windows to rear aspect, radiator, two built in wardrobes.

### **Bedroom Three**

10' 3" x 9' (3.12m x 2.74m)

Window to front aspect, radiator

### **Bathroom**

Fitted with a suite comprising of corner bath, shower, wash hand basin and low-level WC.

### **External Details**

The front of the property has mature plants and shrubs and a decorative driveway leading to the garage.

To the rear is a good-sized workshop, which benefits from power and light. The rear garden is mainly laid to lawn.



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## Hyems Cottage Church Lane, Kirton Ipswich

- CLOSE TO FELIXSTOWE
- GARAGE AND OFF-ROAD PARKING
- STUDY/BEDROOM FOUR
- CLOAKROOM
- IMPRESSIVE LIVING/FAMILY ROOM

Tenure: Freehold EPC Rating: Awaited

# £395,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
IPW103290 - 0002

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