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# Woodman Cottage Duke Street, Hintlesham, IP8 3QP

## £750,000

### About the property

A smart individually designed 4 bedroom detached home situated within this popular Suffolk village. The property also benefits from stunning countryside views to the rear, a double garage, large workshop and a plot size of around 0.25 acres (sts). The well proportioned light and bright living space which is arranged over two levels includes a generous reception hall, downstairs WC, a living and dining room with an inset wood burner, a useful home office, an impressive quality kitchen/dining room designed by "Anglia Factors" which includes a large AGA, built in fridge/freezer and dishwasher along a matching utility room with a built in tumble dryer. The four bedrooms are all located on the first floor with the main bedroom having built in wardrobes and all bedrooms have their own en suite facilities. The property also has a "Stiltz" vertical lift in the corner of the living room.

### Outside

The impressive gardens total around 0.25 acres (sts). The main garden is the the rear of the property and is neatly laid to lawn with well stocked borders and backs directly onto open countryside. In the garden there is a stylish greenhouse and large workshop. The double garage has power/light connected and parking. To the front there is additional parking along with a neat garden. The garden also has the benefit of a rain water harvesting system supplied by 4 hydrants throughout the garden.

### Useful info

The property has all mains services connected with the heating being oil fired via radiators (no services have been tested by the agents). The property also benefits from having an intruder alarm system and a water softener. Currently a band "F" council tax rating with the local authority being Babergh and Mid Suffolk District Council. Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///sprouting.maximum.cheese. Broadband download speed up to 1800mbps and upload speed up to 220mbps (Source Ofcom). Mobile indoor coverage likely on EE, limited on O2 and no service on Three and Vodafone. Outdoor coverage likely on all networks.







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property



- Exceptionally Well Presented Detached Home
- Impressive Living Space Throughout
- Quality Fitted Kitchen with Large AGA

- Total Plot size around 0.25 Acres (sts)
- Four First Floor Bedrooms
- Double Reception Room & Home office

- Backing onto Open Countryside
- Four En Suites to all Bedrooms
- Double Garage and Workshop

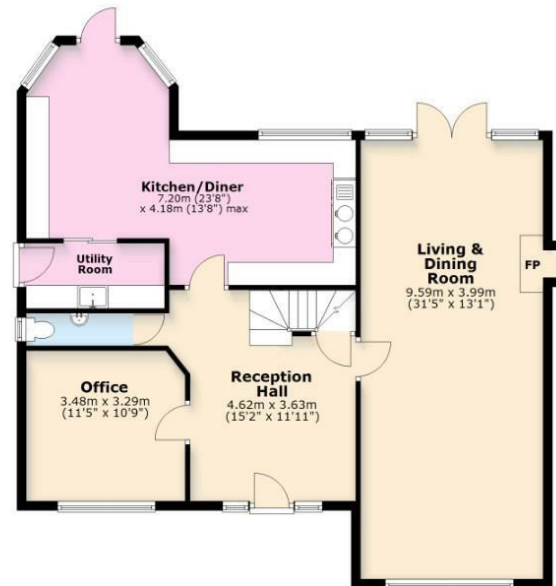
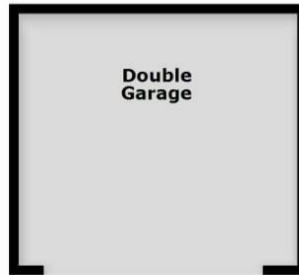








## Ground Floor



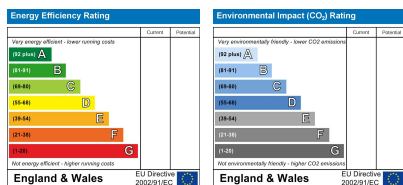
## First Floor



Total area: approx. 224.7 sq. metres (2418.9 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

## EPC



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