

Total area: approx. 178.5 sq. metres (1921.4 sq. feet)
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Plan produced using PlanIt.



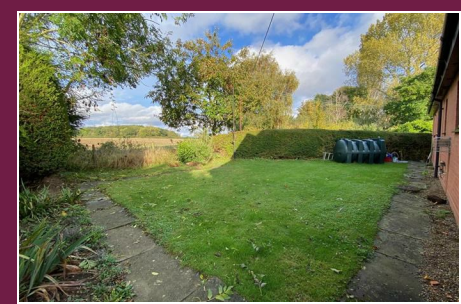
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78	A	A
62	78	B	A
	78	C	A
	78	D	A
	78	E	A
	78	F	A
	78	G	A

England & Wales EU Directive 2002/91/EC

Lynton House The Green, Flowton IP8 £470,000

4LG

NO CHAIN - This individually designed, 1980's built 4 bedroom detached house, occupies a tucked away position within the desirable small village of Flowton. Presented in good decorative order the property benefits from over 1,740 sq ft of accommodation including a 18ft lounge, 25ft kitchen/diner, 16ft study, 1st floor bathroom, ground floor shower room and sits on a good sized plot surrounded by beautiful countryside views. With double glazed windows, oil central heating, woodburner, ample parking and garage.



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Lynton House The Green, Flowton, IP8 4LG

Flowton is a small sought after village surrounded by undulating Suffolk countryside with the church at it's centre. The large village of Bramford is less than 3 miles distance offering a good range of everyday facilities including a Coop supermarket. The county town of Ipswich is less than 6 miles offering a full range of everyday shopping and recreational facilities as well as mainline rail link to London's Liverpool Street. The A14 is approximately 4 miles distance offering access to Felixstowe and the north also giving connections to the A12.

Front door to...

ENTRANCE HALL:

A wide space with wood flooring, radiator, wall lights, stairs and doors off.

SHOWER ROOM:

Double glazed window to rear. Shower cubicle, hand wash basin with vanity unit, W.C, radiator and tiled floor.

LOUNGE: 18 x 11'5 (5.49m x 3.48m)

A light and airy room with double glazed doors and windows to the south facing front aspect, beautiful re claimed pine wood flooring, a feature wood burner, radiator and doors to hall and kitchen/diner.

STUDY: 16'3 x 9'7 narrowing to 6'7 (4.95m x 2.92m narrowing to 2.01m)

Double glazed window to front and rear, radiator and door to bedroom 4. This versatile space with bedroom 4 could be used as a home office or further bedroom (5th).

9ft7in narrowing to 6ft7in wide.

BEDROOM FOUR: 16'4 x 9'3 (4.98m x 2.82m)

Double glazed window to rear, fitted wardrobe, storage, and a skylight and a radiator.

KITCHEN/BREAKFAST ROOM: 25'6 x 8'8 (7.77m x 2.64m)

The kitchen has a range of wall and base units, ample granite & oak worktops, double bowl ceramic sink, drawers, space for appliances, range style cooker with a 5 ring hob and wok burner with splash back and extractor hood. Karndean flooring, radiator, the dining space has double doors to the lounge and double glazed doors to the west facing side garden. From the kitchen you can access to hallway and utility room.

UTILITY ROOM: 11'3 x 6'4 (3.43m x 1.93m)

Double glazed window to rear with garden and field views. A range of wall and base units, sink and drainer, oil boiler, space for appliances and Karndean flooring.

1st FLOOR LANDING:

Airing cupboard with water tank. Skylight, doors off.

BEDROOM ONE: 15 x 8'9 (4.57m x 2.67m)

Double glazed window to side and skylight, sliding doors to built in wardrobes with useful storage in the eaves. An en-suite could be added with appropriate planning by adding a dormer extension, the soil stack and plumbing is in place.

BEDROOM TWO: 12'7 x 8'9 (3.84m x 2.67m)

Double glazed window to front and side, fitted wardrobes and a radiator.

BEDROOM THREE: 11'6 x 8'9 (3.51m x 2.67m)

Double glazed window to front, fitted wardrobe, skylight and a radiator.

BATHROOM:

Double glazed window to rear and side, panelled bath, hand held shower head, part tiled walls, W.C, hand wash basin and a towel radiator.

OUTSIDE:

Lynton House is approached via a an unmade road leading to the property via a gate. Your driveway provides parking for several cars leading to the garage with power connected. The good sized plot wraps round the property with a secluded garden to the rear with beautiful field views. The garden is mainly lawn and is un overlooked enjoying a west facing patio area with pergola, south facing front gardens and hedge borders.

USEFUL INFORMATION:

The vendors have informed us that the council tax band is E and the property shares a small sewage treatment plant with 6 other residents. Mains electric, water and oil central heating.

DIRECTIONS: The property is located near the Church and red telephone box. What3words - streetcar duties relief

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

