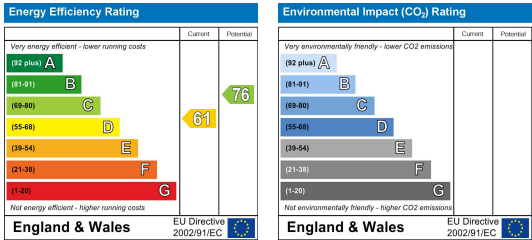


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

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The Cedars The Heath, Tattingstone IP9

£475,000

2LX

NO CHAIN - Hamilton Smith Ipswich are pleased to offer for sale this 3/4 bedroom detached chalet bungalow situated in the sought after village of Tattingstone. This spacious property is presented in good order throughout and benefits from a modern fitted kitchen, modern en-suite and 2 further bathrooms, new oil boiler for central heating, large gardens and field views. Call to book your viewing to appreciate the accommodation on offer.



The Cedars The Heath, Tattingstone, Tattingstone, IP9 2LX

Tattingstone is a sought after village situated 7 miles south of Ipswich and 3 miles from Manningtree train station with a direct link to London Liverpool Street. Tattingstone is close to the Alton Water conservation area with countryside walks, sailing and angling. The village has two public houses, primary school and farm shop.

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Double glazed door to PORCH with door to

ENTRANCE HALL:

Radiator, storage cupboard, under stairs space, hardwood flooring, stairs off. doors to...

KITCHEN: 18'5 x 9'6 (5.61m x 2.90m)

Double glazed window to front, range of wall and base units, drawers, sink and drainer, integrated appliances include, fridge & freezer, dishwasher, induction hob & Bosch oven and microwave, washing machine, tumble dryer, tiled floor and double glazed door to outside.

LOUNGE/DINER: 19'6 x 15 (5.94m x 4.57m)

Double glazed patio doors to rear, radiators and wood flooring.

DINING ROOM/BEDROOM: 14 x 11'10 (4.27m x 3.61m)

Double glazed window to front and a radiator.

GROUND FLOOR BATHROOM:

Bath with a mixer shower tap, hand wash basin and vanity unit, W.C, part tiled walls and a heated towel radiator.

BEDROOM ONE: 13 x 11'10 (3.96m x 3.61m)

Double glazed sliding doors to rear, radiator and door to...

EN-SUITE:

Double glazed window to side, double walk in shower with glass screen, tiled floor and part tiled walls, W.C, hand wash basin, heated towel radiator and storage units.

1st FLOOR:

BEDROOM TWO: 14 x 11 (4.27m x 3.35m)

With sloping ceilings incorporating Velux skylights, built in wardrobes, storage in eaves and a radiator.

BEDROOM THREE: 10 x 7 (3.05m x 2.13m)

With sloping ceilings incorporating skylights, built in wardrobes and a radiator.

BATHROOM:

With a Velux skylight, bath with a shower over and glass screen, W.C, hand wash basin and heated towel radiator.

OUTSIDE:

The property is screened by hedges and accessed via a driveway providing ample off road parking that leads to a GARAGE: 19ft x 16ft with electric door and power connected. To the rear is a paved garden with views over fields with the main garden to the side which is mainly laid to lawn with a mature tree. There are flower and shrub beddings, 2 greenhouses benefiting from power. GARDEN STUDIO 21ft x 8ft with power, light connected and internet connected. Outside oil fired boiler.

IPSWICH OFFICE:

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

