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Brook Cottages, Lower Road

Grundisburgh, Woodbridge, IP13 6UJ

Guide price £400,000



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2



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Summary Continued

The separate dining area comes complete with a multifuel burner which, when lit, can warm the entire cottage on cosy winter nights, there is also a gas central heating system via radiators.

The oak fitted kitchen has a centre piece of a very impressive double width Rangemaster oven, hob and double width extractor hood and there is an additional separate utility room with a further room off the kitchen.

The luxury replacement bathroom comes complete with a feature coiled spring radiator that adds a contemporary twist.

There are lovely views from many of the windows across hedges, trees and the countryside beyond.

Outside is where there a large number of additional selling benefits.

This cottage comes complete with the rare facility for a triple width three car blocked paved driveway immediately in front of the property.

The 140' plus rear garden comes complete with a modern decking area which is an absolute sun trap and ideal for sitting out having a cuppa, glass of wine and alfresco dining. The garden is in four sections each with their own features and characters.

In the third section of the garden are many timber outbuildings including a separate timber triple office suite and mini gym supplied with light and power, heating and with wired internet. There are also log stores,

workshops, garden storage area an additional bike shed and enclosed work areas.

The rear garden is largely screened from the rear by large established trees and hedging.

Set away from the village in a quieter area the property is ideally positioned with access to Woodbridge train station only seven minutes away plus the east area of Ipswich/Kesgrave only a 12 minute drive away.

Countryside living in this cottage is superb for anyone with dogs or who likes mountain biking or the countryside generally and with a wealth of bridle ways and footpaths in the vicinity in all directions.

The actual centre of Grundisburgh is only a short distance away with its local shop, post office, school and pub and an active social and community life. Grundisburgh also has a doctors surgery.

The village hall and playing fields with playing area is also only a short distance away.

Front Garden

To the front of the property is a driveway leading to a triple width blocked paved parking area with three spaces enclosed by hedging. There is a path leading to front door with outside tap.

Boot Room

4'3" x 9'9" (1.32 x 2.98)

Front entrance door through to boot room with further door leading out into the garden and shelving ideal for storage of boots etc.

Dining Room

12'9" x 13'5" (3.91 x 4.10)

The centre piece of the room is a good size 12kw multifuel burner which, when lit can heat the entire cottage, radiator, wooden flooring, window to side and open through to lounge area plus doors to stairs and first floor landing.

Lounge

13'0" x 16'7" (3.96m x 5.05m)

This is the extended part of the property an extremely impressive westerly facing lounge which is full of sunshine and natural light especially in the afternoons. There are uPVC bi-fold doors which open out onto the patio and garden area plus another double glazed window to side and two radiators and wooden flooring.

Kitchen

9'3" x 14'3" (2.82 x 4.361)

Luxury solid oak bespoke kitchen which was replaced in 2015 with excellent selection of made to measure solid oak fronted units comprising base drawers, cupboards and eye level units, there is additional ample solid oak worksurfaces and a butler sink with chrome mixer taps.

The centre piece of the room is a very impressive Rangemaster double oven, gas hob and double width extractor hood above, tiled flooring, plumbing for a dishwasher, recess ceiling spotlights, window to rear, additional full height larder unit with large space for an upright fridge freezer, tiling and a wooden door leading through to utility room.

Utility Room

3'11" x 9'0" (1.20 x 2.76)

Worksurfaces with cupboards under, inset single bowl sink unit, radiator, plumbing for automatic washing machine, wall mounted boiler, shelving unit adjacent to the boiler making this a lovely drying room. There are also windows to front offering lovely views over hedges, trees and countryside.

Additional Room

Double glazed windows to the front, fitted worksurface with space beneath, fitted double corner cupboard with stable door, light and glazed roof.

Bathroom

9'1" x 5'4" (2.77 x 1.65)

Another major selling point of the property is this fantastic bathroom which was replaced approximately seven years ago with a bath and shower over, a coil spring radiator adds a real feature into the bathroom with mosaic style floor tiles with fully tiled walls in contemporary colour for the remainder of the bathroom. There is a counter top sink with two drawers below with a mixer tap, WC, two windows to the side, extractor fan, mirror and recess ceiling spotlights.

First Floor Landing

All three bedrooms and cloakroom off.

Bedroom One

Radiator, window to rear with lovely views over the garden and trees beyond plus a walk-in recess ideal for positioning of wardrobes and chest of drawers with it's own separate spotlights.

Bedroom Two

Radiator, window to side with views over hedges and countryside beyond and a corner storage cupboard.

Bedroom Three

Window to the front and a radiator.

Cloakroom

This gives a real contemporary/vintage twist to the property, a W.C. replaced approximately seven years ago with bespoke drawer unit and toilet roll recess, WC and wash hand basin with attached towel rail and tiling plus mirror.

Rear Garden

Commencing with a spacious patio area which is an absolute suntrap in the afternoons, steps up to a full width decked seating area ideal for sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The garden is enclosed by a combination of panelled fencing and brick wall. There is an outside electrical socket and side pedestrian gate.

Agents Note:

Number 2 and 3 Brook Cottages have a right of access across the first bit of the garden of number 1 via a wooden gate which is in the fence. This is quite normal for older cottages in Suffolk villages.

Inner Office/Entrance Area

7'10" x 5'2" (2.4064 x 1.5869)

Built on concrete flooring and insulated, doors going to office one and office two.

Third Section of Garden

This has a large tree with vegetable area and shed and a gate leading to the fourth section of the garden.

Office One

7'9" x 6'10" (2.3808 x 2.098)

uPVC windows to front and side and supplied with power and light, wired internet.

Back Office

7'9" x 7'3" (2.3723 x 2.2335)

Window to side and door through to rear mini gym, supplied with light and power, wired internet.

Mini Gym

7'3" x 5'10" (2.2186 x 1.8008)

Supplied with light and power.

Front Potting Shed

11'0" x 10'8" (3.3705 x 3.2661)

Shelving and door through to office/mini gym suite.

Workshop

10'3" deep (3.1347 deep)

Supplied with light and power.

Shed

8'7" deep (2.6178 deep)

No power to this shed.

Fourth Section of Garden

Which is a work/storage area which has a covered log store.

Wood Store Shed

Open on two sides.

Village of Grundisburgh

The actual centre of Grundisburgh is only a short distance away with its local shop, post office, school and pub and an active social and community life. Grundisburgh also has a doctors surgery.

The village hall and playing fields with playing area is also only a short distance away.

Agents Note

Tenure - Freehold

Council Tax Band - B

The stairway of the property leading up to the landing is positioned above the ground floor area of number 2 Brook Cottages as a flying freehold. This is common with regard to older cottages in Suffolk villages and we have seen this situation many times.









