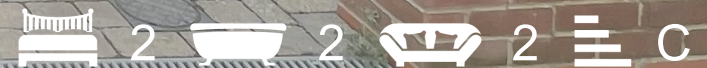




Back Lane, Ipswich,
£395,000



A truly well presented semi detached period cottage set in this semi rural position in the frequently requested village of Washbrook close to local facilities.

- SEMI DETACHED EXTENDED PERIOD COTTAGE
- NO CHAIN
- SEMI RURAL LOCATION
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- DINING AREA
- RAISED DECKED PATIO
- EN-SUITE
- GARAGE
- AMPLE PARKING

PROPERTY:

An great opportunity to acquire this extended character home positioned in a non estate semi rural location within the frequently requested village of Washbrook. This lovely property has been well maintained by the present owners and has undergone numerous improvements over the years to keep up to date with most modern day requirements. The extended accomodation has improved the overall layout considerably and now consists of:- entrance porch, second reception room, kitchen area, open plan dining area and main living room (both living room and dining area both have bi folding doors to garden). The first floor leads off from the landing with bedroom one being a master suite with en-suite shower room and Juliette balcony with French doors to side. Bedroom two is a double room and there is also a generous bathroom. Outside there is ample parking (ideal for motorhome/boat etc), with access via double gates to the rear garden. The rear garden has a feature rear decked area with glass balustrade and large workshop.

Council Tax : Band B:
Babergh





LOCATION:

The property is located in Back Lane which is an established road located within the village of Washbrook. The village is itself provides a wide range of good local facilities including a village pub, fuel station, and a small retail park. The village also has a Primary school and is within the catchment area for East Bergholt High School. St Peters church Washbrook and Copdock is close by. Ipswich is nearby with its wide range of amenities. Rail connections to Liverpool street and easy access to the main road links of the A14.

ENTRANCE PORCH:

3'4 x 3'0 (1.02m x 0.91m)

Double glazed frosted entrance door to:- double glazed window to side elevation, red brick floor and further door to:-

SECOND RECEPTION:

15'2 x 11'3 (4.62m x 3.43m)

Double glazed window to front elevation, radiator, wooden fire surround with coal effect gas fire and brick surround, tiled flooring and timber staircase to first floor landing.





KITCHEN AREA:

15'0 x 7'6 (4.57m x 2.29m)
 beamed style ceiling, recessed lighting, one and a quarter bowl inset sink nit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent granite work tops, wall mounted matching units, space for dishwasher, five ring inset Neff gas hob inset to work top, inset electric Neff oven and grill inset to tall standing unit, space for washing machine, further work tops and storage cupboards and brick flooring.

DINING AREA:

13'5 x 6'0 (4.09m x 1.83m)
 Three Velux style ceiling windows (providing light) bi folding doors to rear raised decking, Karndean flooring and open to:-

LIVING ROOM:

15'1 x 11'0 (4.60m x 3.35m)
 Recessed lighting, wall radiator, Karndean flooring and double glazed bi folding doors to rear raised decked area.

LANDING:

Double glazed window to rear elevation, radiator and doors to:-

BEDROOM ONE:

25'8 x 11'0 reducing 6'10 (7.82m x 3.35m reducing 2.08m)
 Velux style ceiling windows, with remote control blinds, double glazed window to front and rear elevation, two radiators, Juliette balcony with double glazed French doors to side elevation and door to:-



EN-SUITE

9'7 x 3'10 (2.92m x 1.17m)

Recessed lighting, double glazed frosted window to rear elevation, low level WC with concealed cistern, wash hand basin inset to vanity cupboards, additional vanity storage, oversized sower cubicle with shower unit and screen doors, heated towel radiator and part tiled walls.

BEDROOM TWO:

12' 3 x 11'3 (3.66m 0.91m x 3.43m)

Double glazed window to rear elevation, fire surround, bulk head storage cupboard and radiator.

BATHROOM

9'1 x 7'5 (2.77m x 2.26m)

Recessed lighting, double glazed frosted window to front elevation, radiator, low level WC, pedestal wash hand basin, 'P' shaped bath with mixer shower over and shower screen and tiled walls



FRONT GARDEN:

Mainly open plan with block paving behind a brick ornate wall, small lawned area with flower beds. The driveway continues to the side (block paved), with substantial wooden access gates to rear garden.

REAR GARDEN:

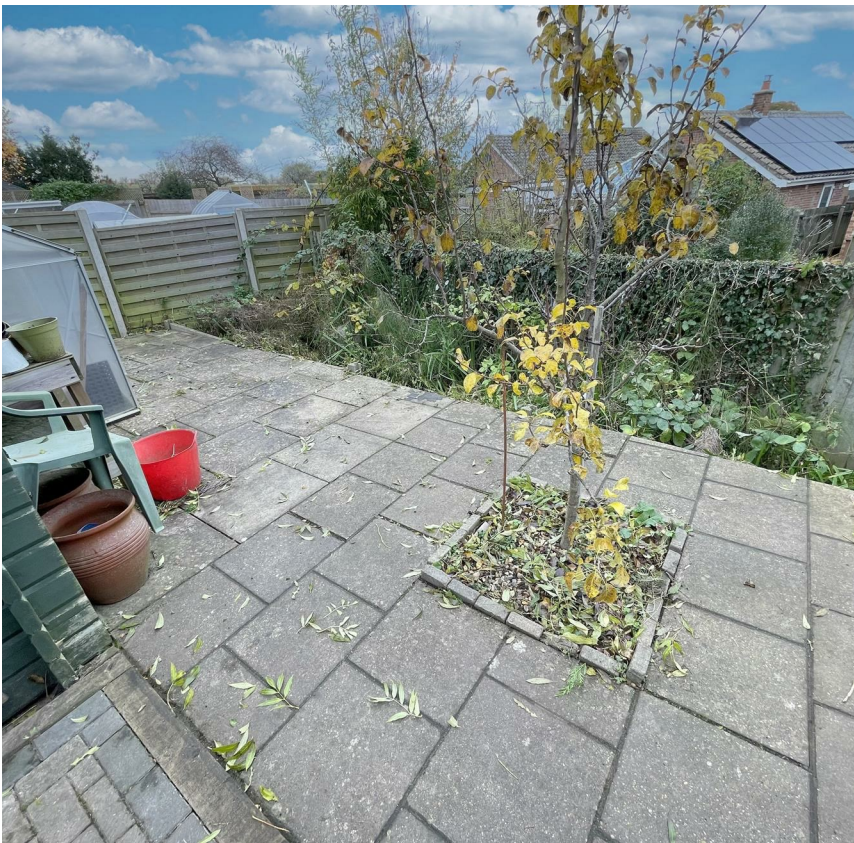
Raised ornate decking with complimentary stainless steel and glass balustrade and matching glass gates. Anti slip steps down to garden area, garden courtesy lighting raised flower beds, block paved pathways and lawned area, large timber workshop with vehicular access via previously mentioned side gates, further rear area storage area.

GARAGE AREA:

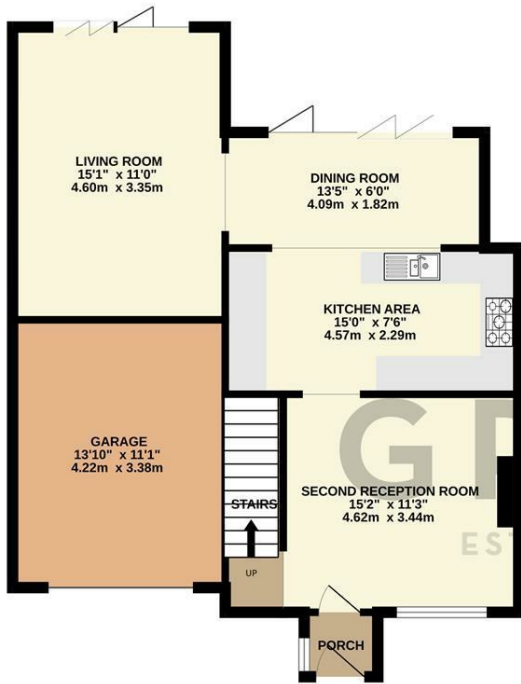
13'10 x 11'1 (4.22m x 3.38m)

Roll up electric access door and power and lighting.

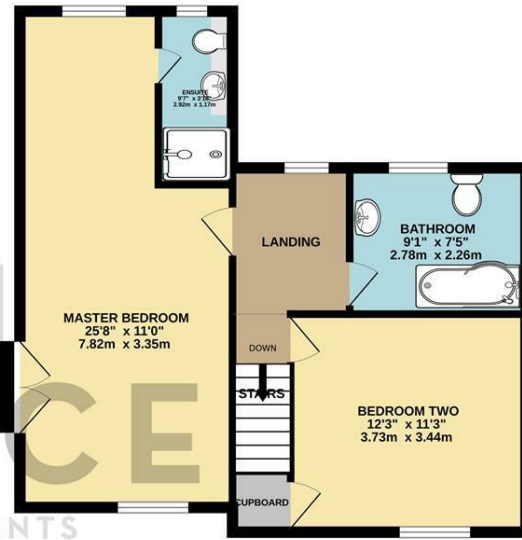




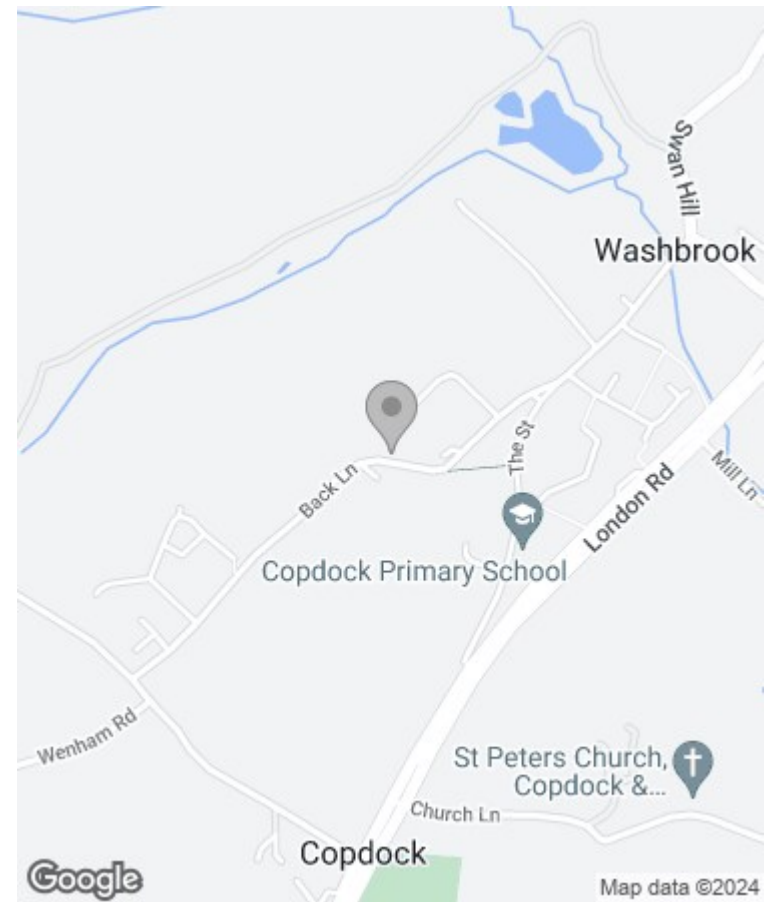
GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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