



White House | The Green | Ashbocking | IP6 9JZ

Guide Price: £425,000

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White House, The Green, Ashbocking, Suffolk, IP6 9JZ

“A recently refurbished four bedroom detached cottage bordering onto fields at the rear.”

Description

White House has been lovingly restored and refurbished over the last couple of years by its present owner.

The property offers spacious light and airy accommodation comprising: L-shaped entrance hall, dining room, living room, kitchen, cloakroom, conservatory, landing, four bedrooms, en-suite to master bedroom and family bathroom.

The property benefits from oil central heating, tastefully presented décor, cottage kitchen, modern bathroom suites, useful conservatory/garden room and some beautiful views to the front and rear elevation over the surrounding fields.

Outside there is a driveway providing parking with gardens laid to lawn to the front and side. To the rear is a patio garden which backs onto fields.

About the Area

Ashbocking is a popular village approximately seven miles from Ipswich offering amenities including church, garden nursery, motor vehicle repair services and ‘Swiss Farm’ butchers. The larger village of Witnesham is approximately two miles distant offering a primary school, church and public houses as well as the Fynn Valley Golf Course. Otley is approximately two miles away with post office, primary school, award winning general stores and Doctors surgery.

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies and championship football, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

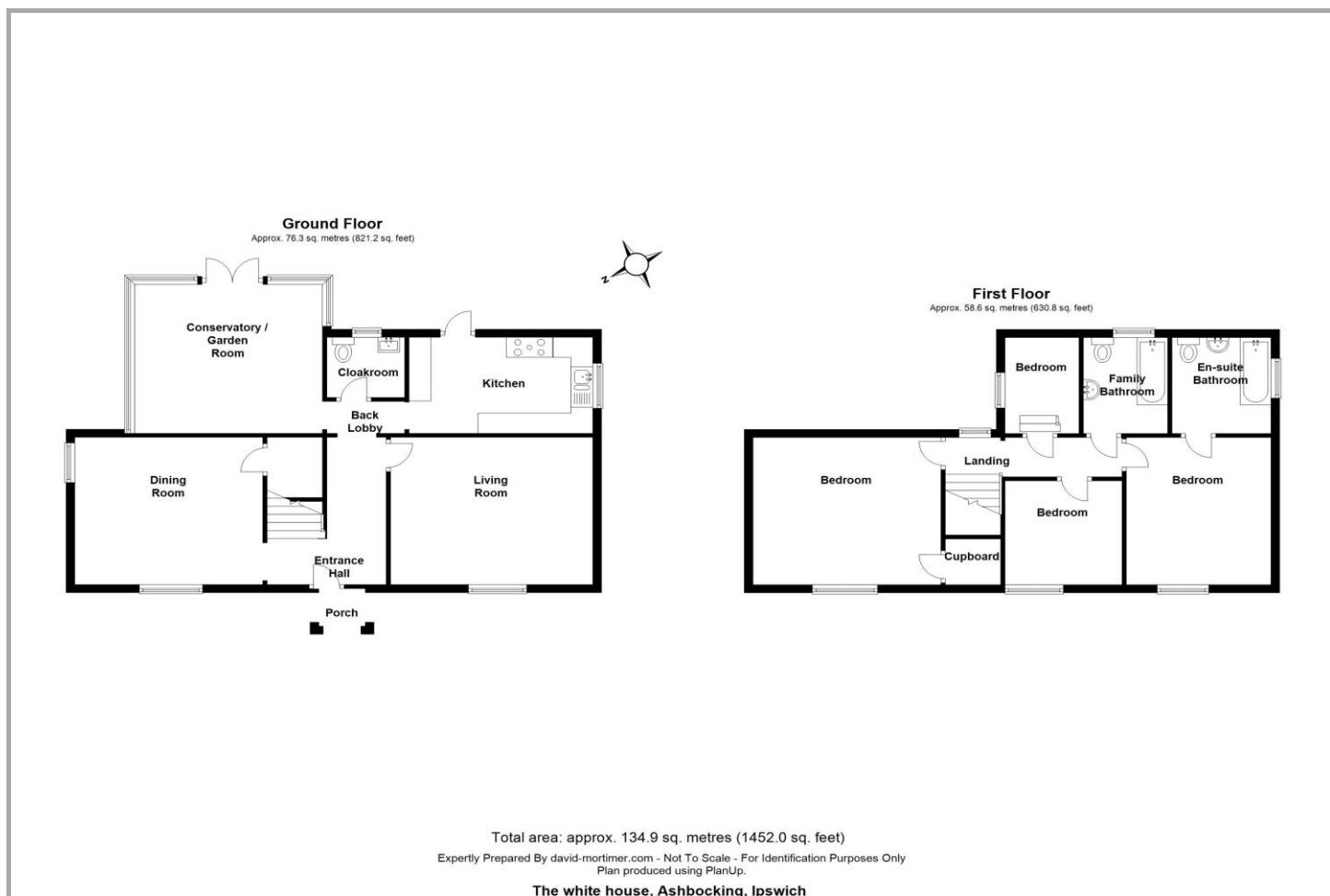
Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11.

Rail connections can be found at Needham Market approximately six miles and Stowmarket and Ipswich both being approximately seven miles.

Directions

Leave Ipswich along the B1077 through Westerfield and Witnesham continuing over the crossroads with the B1078 and shortly afterwards White House will be found on the right hand side.





The accommodation comprises:

Canopy Entrance Porch

With part-glazed door to:

Entrance Hall

American pine staircase to first floor, radiator, decorative arch to rear lobby and access to:

Dining Room Approx 14'2 x 11'10 (4.31m x 3.61m)

Double aspect windows to front and side, understair storage cupboard and radiator.

Living Room Approx 15'2 x 11'11 (4.62m x 3.63m)

Window to front elevation, radiator and wall mounted lights.

Back Lobby

Access to:

Kitchen Approx 14'3 x 7'9 (4.34m x 2.36m)

Stylish cottage kitchen with block wood work surfaces, base cupboards and drawers under, integrated dishwasher, wall mounted shelving, radiator, Milano range style cooker (negotiable), ceiling down lighters, window to side elevation, part-glazed door to rear patio and tiled floor.

Cloakroom

White suite comprising low level flushing w.c, vanity sink unit, radiator, tiled walls, frosted window to rear elevation and tiled floor.

Conservatory/Garden Room Approx 12'10 x 12' (3.91m x 3.66m)

Sealed unit double glazed on brick plinth, tiled floor, radiator,

french doors to rear patio and wall mounted lights.

First Floor Landing

Window to rear elevation and doors to:

Bedroom Approx 14'4 x 11'11 (4.37m x 3.63m)

Window to front elevation looking out over fields and built-in wardrobe.

Bedroom Approx 8'7 x 8'7 (2.62m x 2.62m)

Window to front elevation looking out over fields and radiator.

Bedroom Approx 12'2 x 11'5 (3.71m x 3.48m)

Window to front elevation looking out over fields and radiator.

En-Suite Bathroom

Spacious and fitted with white suite comprising panelled bath, mixer tap and hand held shower attachment, vanity sink unit, low level flushing w.c, wall mounted heated chrome towel ladder, frosted window to side elevation, tiled walls and tiled floor.

Family Bathroom

Again very spacious and recently re-fitted with white suite comprising panelled bath, low level flushing w.c, vanity sink unit, courtesy mirror backdrop, wall mounted chrome heated towel ladder, frosted window to rear elevation, tiled walls and tiled floor.

Bedroom Four/Nursery Approx 8'2 x 5'2 (2.49m x 1.57m)

Window to side elevation and radiator.

Outside

Most of the gardens are to the front and side. A gravelled driveway leads to a gravelled car parking bay. The front and side garden is laid to lawn with side access to a small patio rear garden which backs onto fields. The gardens are largely enclosed by hedging and post and rail fencing.

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Energy Performance Certificate



White House, The Green, Ashbocking, IPSWICH, IP6 9JZ

Dwelling type: Detached house Reference number: 0847-2876-7819-9006-5545
Date of assessment: 06 September 2016 Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 September 2016 Total floor area: 121 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

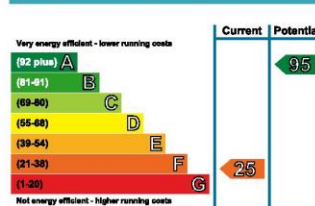
Estimated energy costs of dwelling for 3 years:	£ 8,022
Over 3 years you could save	£ 5,019

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 237 over 3 years	You could save £ 5,019 over 3 years
Heating	£ 6,504 over 3 years	£ 2,163 over 3 years	
Hot Water	£ 1,176 over 3 years	£ 603 over 3 years	
Totals	£ 8,022	£ 3,003	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,333
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 468
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 90

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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