



Wendy Close, Chelmondiston
£315,000

Chelmondiston

Step into a delightful blend of comfort and convenience in this charming three-bedroom detached home, perfectly suited for first-time buyers, those looking to downsize with grace, or upsizers seeking a tranquil retreat, this residence promises ample space for rest and rejuvenation.

The heart of this home is undeniably the generous sitting room, where a cosy wood burner sets the scene for enchanting evenings, complemented by the modern convenience of air conditioning for year-round contentment. The contemporary kitchen serves as the perfect backdrop for culinary exploits, and three well-sized bedrooms and a family bathroom are designed to cater to all your needs.

Nestled in the sought-after village environs, mere minutes from the picturesque Pin Mill, this property enjoys the serenity of a cul-de-sac location. The external garage, coupled with off-road parking for two vehicles, offers a hassle-free experience for the commuter or weekend adventurer alike.

With the added potential to install a downstairs WC, the residence presents an opportunity to add personal touches and enhance its functionality. Embrace the chance to make this inviting house your own, set within a community that's as welcoming as it is beautiful.

Garden enthusiasts will appreciate the private rear garden, which features a patio and multi-level lawn, providing a tranquil and easy-to-maintain outdoor space for leisure and social gatherings.

Agents Notes:

Tenure - Freehold

Council tax - Band C

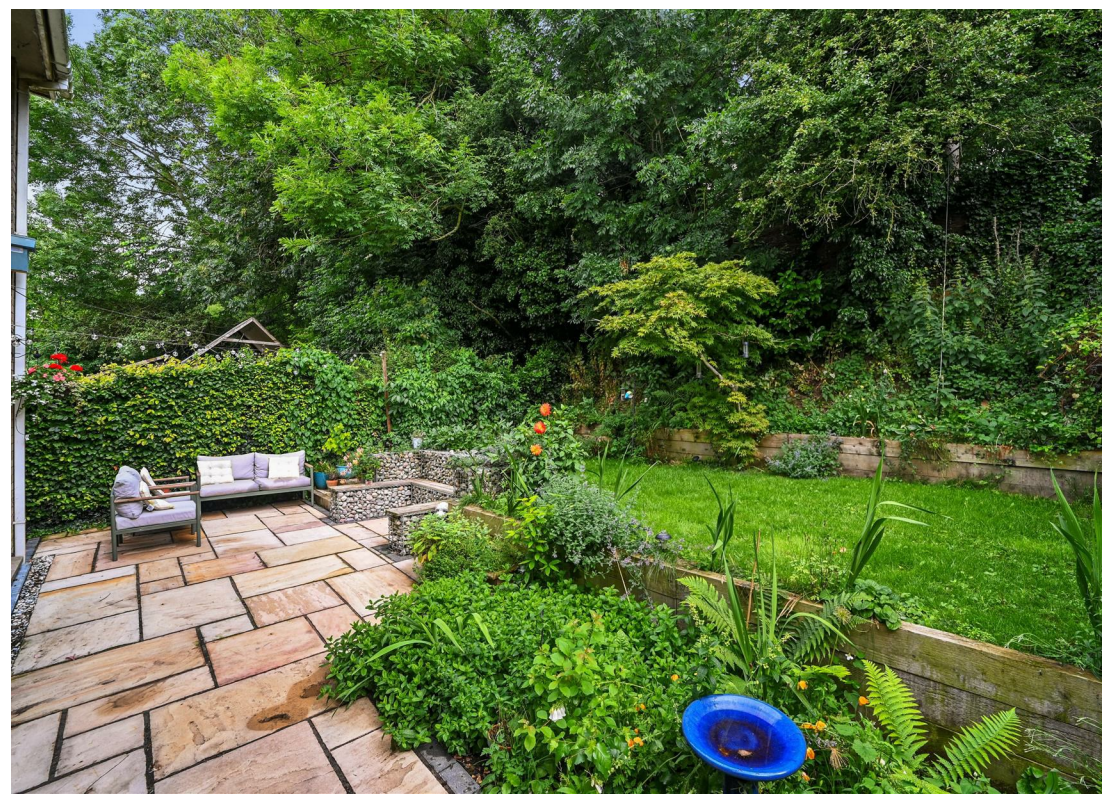
Services - Mains drainage/water

Heating - Electric Radiators.

Mobile - All providers available

Broadband - Superfast is available



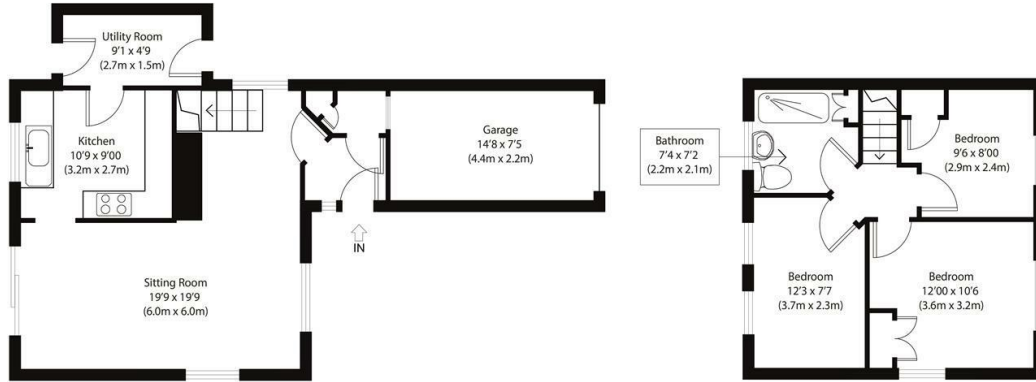


One of the most sought after villages within Suffolk situated in an Area of Outstanding Natural Beauty, Chelmondiston is a thriving village within the Shotley peninsula standing between the banks of the Rivers Stour and Orwell. The village has two public houses, local shop, offering delicatessen and baked goods, and a village hall. The area is served by a pre-school playgroup, primary school and Holbrook Academy, which shares a site with the Peninsula Sports Centre.

In addition to a primary school in Chelmondiston, Holbrook is home to the Greenwich Trust's Royal Hospital School, with Ipswich High School in the nearby village of Woolverstone. This quiet rural Suffolk retreat hosts various community events and offers many countryside walks. Sailing facilities can be found at the nearby Alton Water and Woolverstone Marina approximately five miles distant from Ipswich, as well as Fox's Marina in Ipswich and the popular Heritage Coast.

- THREE BEDROOM DETACHED HOUSE
- DESIREABLE VILLAGE LOCATION
- OFF-ROAD PARKING AND GARAGE
- LARGE LOUNGE WITH LOG BURNER AND AIR CONDITIONING
- SECLUDED REAR GARDEN
- WALKING DISTANCE OF PIN MILL

Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area
 Main House 890 sq ft (83 sq m)
 Garage 110 sq ft (10 sq m)
 Total 1000 sq ft (93 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphillips.co.uk



Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

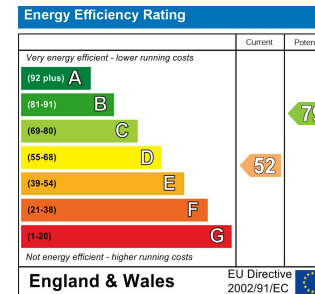
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold