



Wendy Close, Chelmondiston  
£425,000



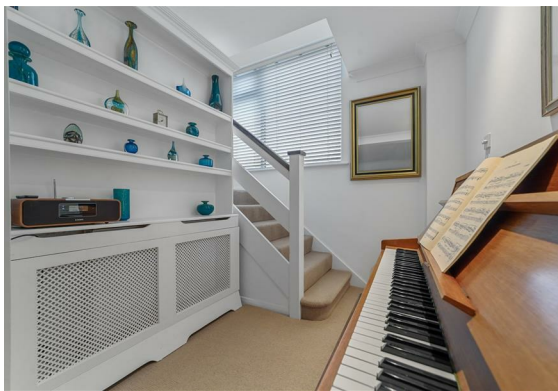
## Chelmondiston

Chamberlain Phillips are delighted to present your dream home nestled in a delightful cul-de-sac within the idyllic setting of Suffolk. This exquisite three-bedroom house presents the perfect blend of luxury and comfort for families, upsizers, or those seeking to downsize without compromise. The property boasts a handcrafted bespoke fitted kitchen, where style meets functionality in an elegant dance.

The heart of the home is undoubtedly the stunning open-plan sitting and dining area, complete with a cosy wood burner that promises warm, inviting evenings. Upstairs, each of the three double bedrooms offers ample space for rest and rejuvenation. A luxury bathroom suite along with a convenient downstairs wet room ensures that every aspect of living is catered for with finesse.

Outside, the off-road parking welcomes multiple vehicles, accompanied by a garage for additional storage or vehicular needs. The rear garden, an evergreen landscaped masterpiece, features an extensive patio with oak framed covered gazebo, providing a fantastic covered seating area, perfect for entertaining or simply enjoying the serene surroundings.

Nearby, the charm of Pin Mill, leading to the scenic River Orwell, beckons. With its sailing community, yacht club, and picturesque walks, it's a place where nature's beauty is always within reach. Moreover, the property's location offers excellent connectivity with easy access to major routes and mainline railway stations, ensuring convenience at every turn. Make this impeccable abode your forever home and embrace a life of elegance and ease.







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.

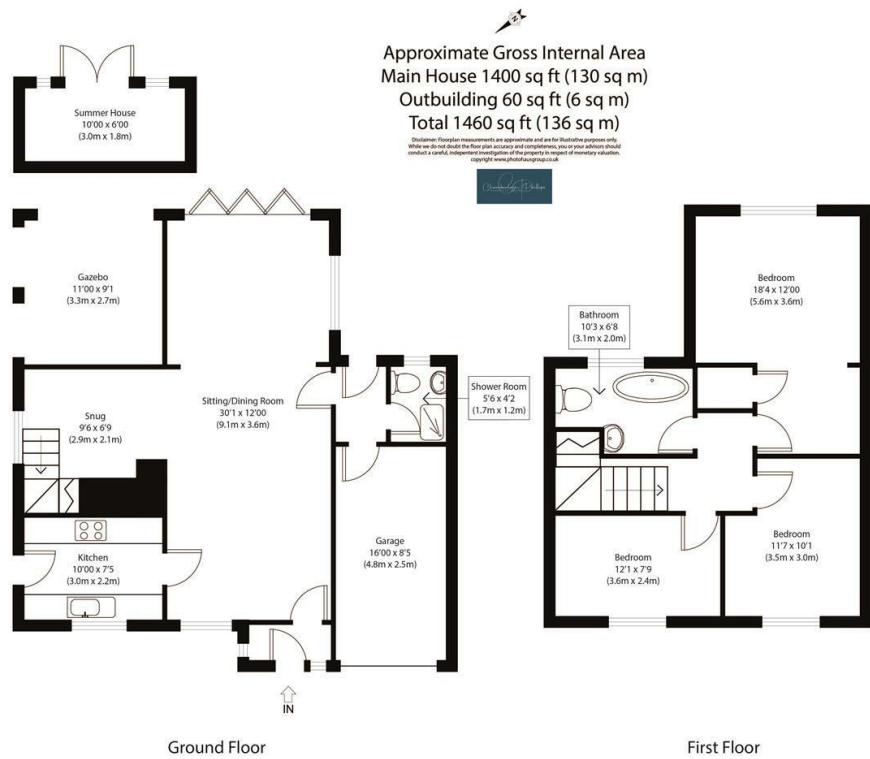
In addition to a primary school in Chelmondiston, Holbrook is home to the Greenwich Trust's Royal Hospital School, with Ipswich High School in the nearby village of Woolverstone. This quiet rural Suffolk retreat hosts various community events and offers many countryside walks. Sailing facilities can 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.



- EXTENDED 3 DOUBLE BEDROOM DETACHED HOME
- EXCEPTIONALLY PRESENTED
- OFF ROAD PARKING AND GARAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- DESIRABLE CUL-DE-SAC LOCATION
- STYLISH BATHROOM SUITE AND DOWNSTAIRS WET ROOM
- WALKING DISTANCE TO PINMILL



Floor Plan



Area Map



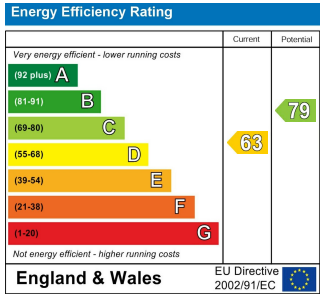
Viewing

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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Energy Efficiency Graph



Council Tax Band - D  
Tenure - Freehold