



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Cherrytree Cottage 36 Main Road

Woolverstone, Ipswich, IP9 1BA

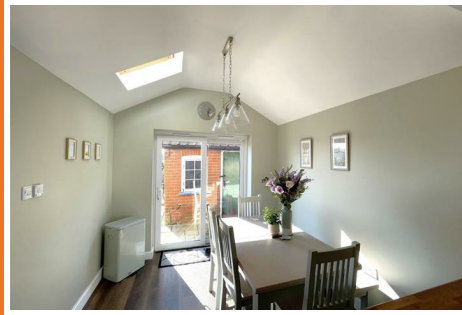
Guide price £500,000



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Description

An attractive Victorian semi detached cottage, having undergone a sympathetic programme of refurbishment and extension in keeping with its original character, situated in a semi rural location overlooking the surrounding farmland. The cottage was formerly part of the Berners Estate which was sold off in 1937.

Location

The property is in an accessible and convenient location on the edge of Woolverstone on the southern banks of the River Orwell. Woolverstone, a historic village is home to the Independent Ipswich High School, Woolverstone Marina and adjacent, The Royal Harwich Yacht Club. There are a number of River activities and watersports, as well as riverside walks. Local shops are in neighbouring villages of Chelmondiston and Holbrook along with Primary and Secondary schools.

The County town of Ipswich lies some five miles north west and offers a wide range of shopping educational and recreational facilities and for the commuter there are mainline railway stations at both Ipswich and Manningtree with direct services to London's Liverpool street, journey scheduled just over the hour and just under the hour respectively.

Entrance Hall

Coats storage.

Sitting Room

13 x 12'6 (3.96m x 3.81m)

Replacement double glazed windows to front, fireplace with log burning stove and radiator.

Snug

12'6 x 10'6 (3.81m x 3.20m)

Replacement double glazed windows to front, radiator and double glazed patio doors to garden room

Garden Room

14'9 x 9'9 (4.50m x 2.97m)

Replacement double glazed windows to front, side and rear with views over the rear garden and out across the fields beyond, radiator.

Kitchen

17 x 8'4 (5.18m x 2.54m)

Shaker style units with oak effect worktops, with sink unit and cupboards under and plumbing for dishwasher, adjacent worktops with cupboards and drawers under, red brick fireplace with inset electric four ring hob, double oven under and extractor fan above. Range of eye level units and radiator. Stairs to first floor and opening onto breakfast room

Breakfast Room

9'3 x 8'3 (2.82m x 2.51m)

Vaulted ceiling with Velux to the side, double glazed patio doors to rear garden and stable door to the side.

Cloakroom/Utility Room

8'2 x 7'5 (2.49m x 2.26m)

Replacement double glazed windows to rear, vanity unit with sink unit and cupboards under, low level wc, plumbing for washing machine, a pair of eye level cupboards and heated towel rail.

First Floor Landing

Access to loft and radiator.

Bedroom One

14'2 x 9'9 average (4.32m x 2.97m average)

Replacement double glazed windows to rear and side with superb views over farmland beyond, crofted ceilings, built in cupboard and built in double doored wardrobe and radiator.

Bedroom Two

11'6 x 8 plus door recess (3.51m x 2.44m plus door recess)

Replacement double glazed windows to front, crofted ceiling, with built in double doored wardrobe and radiator.

Bedroom Three

12'6 x 7'4 plus door recess (3.81m x 2.24m plus door recess)

Replacement double glazed windows to front, crofted ceiling and radiator.

Bathroom

8'6 x 6'3 (2.59m x 1.91m)

Double glazed window to rear with superb views over farmland beyond, white suite with chrome

fitments, panelled bath with shower attachment and separate rose head shower, with shower screen, low level wc, pedestal wash hand basin, partly tiled walls and heated towel rail.

Outside and Gardens

There is a driveway to the front of the property with parking for approximately five vehicles, Detached garage (16'9 x 14'6) with twin doors and power and light and loft storage. There are a variety of shrubs to the front with specimen trees. Gate gives access to a side garden laid to lawn with flower and shrub borders, Pergola Vegetable garden and patio with ornamental fish pond with pump, all enjoying a south aspect overlooking farmland.

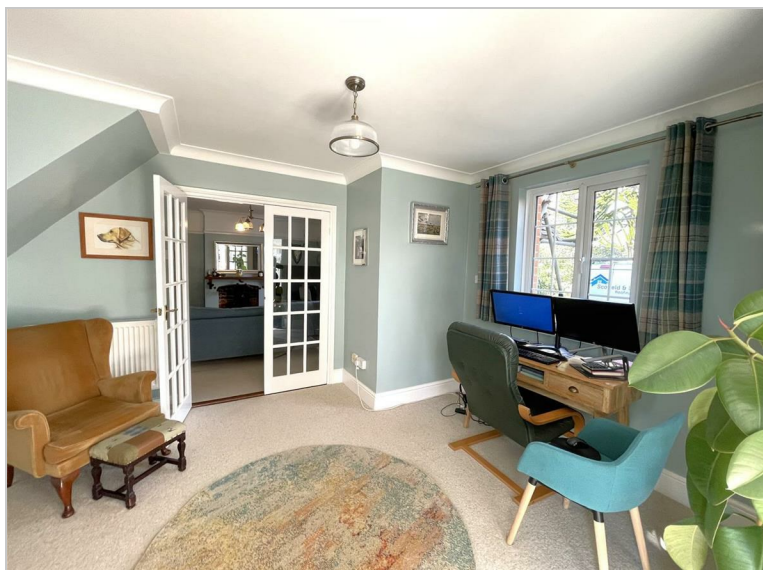
Services

Mains electricity and water are connected to the property. Oil fired central heating and private drainage.

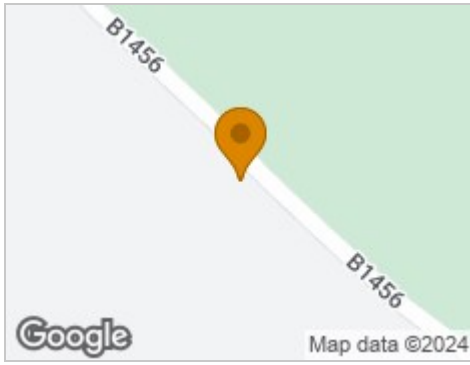
Tenure: Freehold

Council Tax: Band C

EPC: TBC



Road Map



Hybrid Map



Terrain Map



Floor Plan

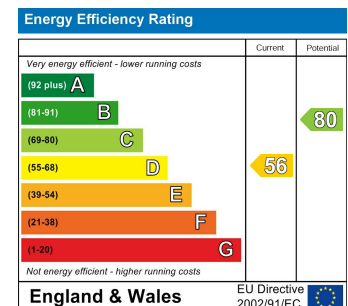


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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