



**Connells**

Woodview Duke Street  
Hintlesham IPSWICH



### Property Description

A Three Bedroom Semi-Detached Cottage Situated in the popular village of Hintlesham offering impressive field views to rear. The property has a south easterly facing rear garden and is approximately 200ft plus long. The Home benefits from having been extended to the rear with multiple upgrades including a bespoke kitchen including island, limestone flooring, underfloor heating, modern bathroom, parking for several cars to side and into the rear garden, bespoke fitted wardrobes, first floor bathroom and ground floor cloakroom and utility and study areas.

Hintlesham is a small village in Suffolk and situated roughly halfway between Ipswich and Hadleigh, and provides convenient access to the A12 & A14 trunk roads. The village has its own Church of England Voluntary Aided junior school a public house called The George and the village is notable for Hintlesham Hall, a 16th-century Grade I listed country house, now operated as a hotel.

Hintlesham Hall is extremely well placed for exploring Suffolk's delightfully unspoilt 16th century wool merchants' villages, its pretty river estuaries and 'Constable Country'.

Nearby Ipswich is the County Town of Suffolk and has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Porch

Accessed via entrance door, double glazed window to side, upvc door giving access to:

### Lounge

22' 8" x 14' 2" ( 6.91m x 4.32m )  
Double glazed window to front and side, fuel burner with slate base and oak mantle, two radiators and under stairs storage cupboard.

### Kitchen/diner

18' 3" x 14' 3" ( 5.56m x 4.34m )  
Three double glazed windows to side, three velux windows and patio doors giving access to the rear garden.

This bespoke kitchen is a shaker style with solid oak work surfaces, limestone flooring, under floor heating, a range of floor and base level units, central island with pull out bin, integrated dish washer, breakfast bar, butler sink with mixer tap over, double cooker point with extractor over, integrated fridge freezer and doors giving access to:

### Utility Room

14' 8" x 6' 3" ( 4.47m x 1.91m )  
Freestanding oil boiler, limestone flooring, shaker style units, oak work tops, plumbing for washing machine, space for fridge freezer and a fitted extractor vent.

### Study Area

6' 4" x 4' 10" ( 1.93m x 1.47m )  
Double glazed window to side, limestone flooring and under floor heating and fitted oak desk.

### First Floor Landing

Double glazed window to side and doors giving access to:

### Bedroom Two

10' 4" x 7' 8" ( 3.15m x 2.34m )  
Double glazed window to rear, fitted wardrobes with overhead storage units and radiator.

### Bedroom Three

12' x 8' 4" ( 3.66m x 2.54m )  
Double glazed window to front, further fitted wardrobes, radiator and panoramic field views.

## Second Floor Landing

Doors giving access to:

### Bedroom One

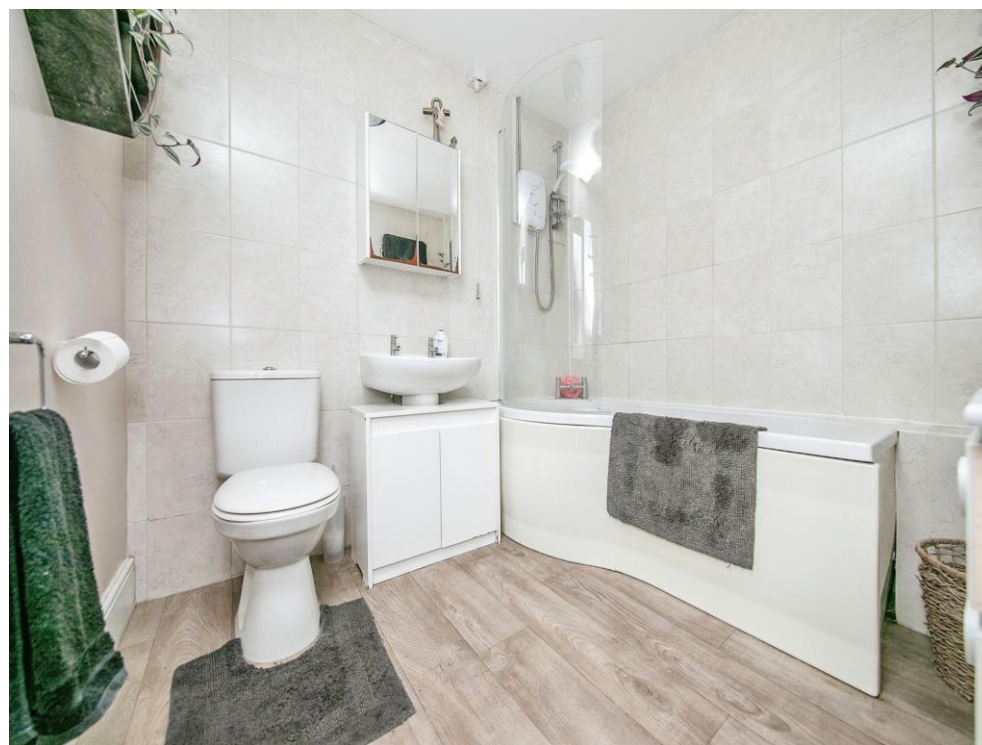
12' 3" x 11' 10" ( 3.73m x 3.61m )

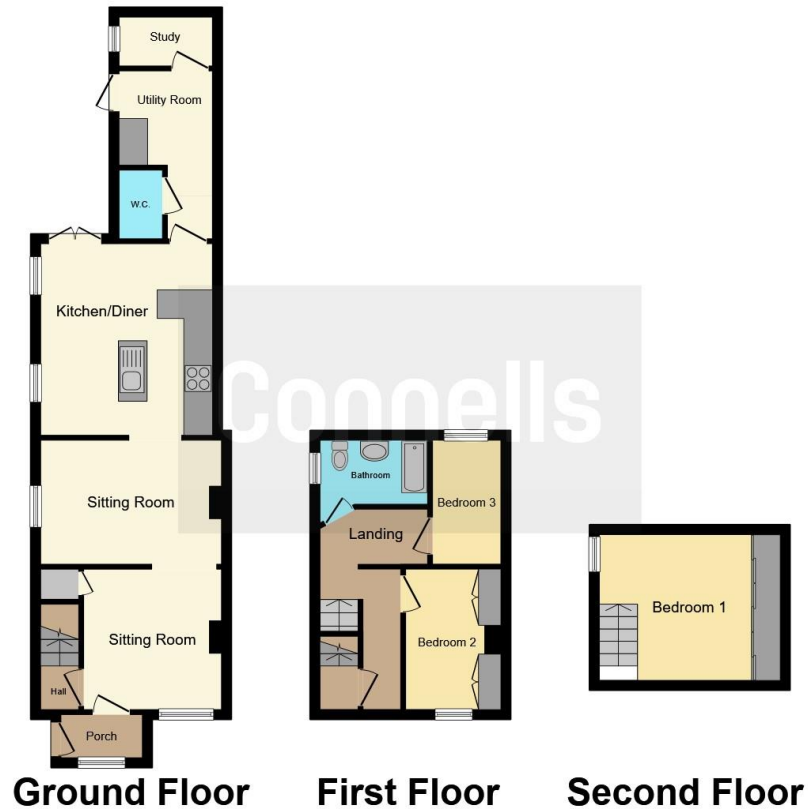
Double glazed window to side, comprises of built in wardrobes, Radiator, fitted wall to wall, internal doors to the eves space for storage in the eves.

### Outside

The property has a driveway to the side and front and further double gates leading to further parking to the rear.

The rear garden measures in excess of 200ft long, this is a fantastic family garden with far reaching field views which is south east facing, large lawned area, large patio areas with an outside light, tap and two power points. To the bottom of the garden there is vegetable patches, two sheds and a play area for children.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01473 233 966**  
**E ipswich@connells.co.uk**

6 Princes Street  
 IPSWICH IP1 1QT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/ICH310767](http://connells.co.uk/Property/ICH310767)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH310767 - 0006