



Connells

Church Farm Cottage Church Road
Chelmondiston Ipswich



Property Description

An attractive and rarely available three bedroom detached house situated on Church Road, the property boasts three double bedrooms, and a contemporary bathroom suite to the first floor. The ground floor accommodation offers a light and spacious lounge, with windows to front and double doors to the rear providing access to the garden, as well as a modern kitchen which leads into dining area, which could double up as a family room. There is a generous plot to the front, providing off road parking and garden area with views of St Andrews Church. The rear garden has been well maintained and is bordered with mature shrubs and plants, with a patio area in addition to the lawn. The property is set within the village of Chelmondiston, which offers a number of local amenities including butchers, local shop and The Red Lion gastropub. Church Farm Cottage is only a short walk to Pin Mill, which offers woodland and river walks, in addition to the Butt and Oyster, serving food and drinks with a view of the River Orwell.

Entrance Hall

Wood effect flooring, radiator, two double glazed windows, stairs rising to first floor and doors giving access to:

Lounge

16' x 9' 10" (4.88m x 3.00m)
Double glazed window to front, radiator, carpet and double glazed double doors to rear giving access to the garden.

Kitchen/diner

19' 3" x 16' 1" (5.87m x 4.90m)
Part wood effect flooring, part tiling, wall and base units, integrated dishwasher, space for fridge, oven and hob, extractor fan, spotlighting, pantry, three double glazed windows, double glazed door leading to the rear garden.

First Floor Landing

Storage cupboard, shelving, radiator, electric box, double glazed window to side, loft access which is insulated and boarded.

Doors giving access to:

Bedroom One

10' 1" x 16' 1" (3.07m x 4.90m)
Two double glazed windows, carpeted, radiator and space for wardrobes

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)
Double glazed window, radiator and carpet.

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m)
Double glazed window to rear ,radiator and carpeted.

Bathroom

Walk in shower unit with shower, plus rainfall shower head, heated towel rail, tiling, half bowl sink with mixer tap, double glazed window, low level w/c and spotlighting.

Outside

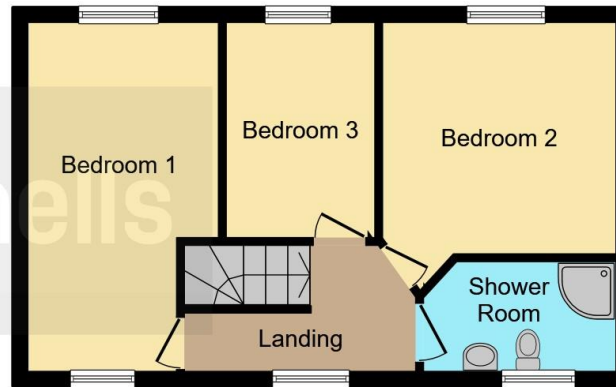
The front garden is south facing and provides off road parking for three cars, is enclosed by fencing and bushes. It offers views of the close by church and the property has an exposed porch on the front, flower beds, pathway and rest is laid to lawn. The rear garden has a large patio area approx 31ft x 15ft, french drain,

outside tap, raised beds to raised borders which are planted with mature flowers and shrubs.
There is side access, two sheds, bin store, boiler and oil tank.





Ground Floor



First Floor



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Tenure: Freehold



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