



Connells

1-2 Bourne Cottages Bourne Hill
Wherstead Ipswich

1-2 Bourne Cottages Bourne Hill Wherstead Ipswich IP2 8NH

for sale offers in excess of
£500,000



Property Description

Connells are pleased to offer this four bedroom semi-detached cottage which comprises of many original features, a large kitchen/diner, cloakroom, study and lounge on the ground floor, four double bedrooms (one en suite), and family bathroom on the first floor plus a two storied attached studio. Outside is a large garden, single garage, and wood store. There is a small front garden and driveway providing off road parking.

1-2 Bourne Cottages is part of what was a 16th century thatched timber-framed dwelling, it was divided and extended to form four cottages in the 19th century with the outside walls replaced with brick under a plain-tiled roof. Part of the original crown post roof and internal timber frame survives. The two cottages were converted into one dwelling in 1979 and 1993, exposing the Tudor features and retaining the Victorian decorative barge boards and diamond glazed windows to the front elevation. However, it is not Listed Building.

The property is ideally located for access to the A12/A14, Ipswich town centre, Suffolk food hall & access to Shotley Marina which offers a range of marine facilities and has local pubs & restaurants.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also 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.

Entrance Hall

Door to rear, radiator, stairs rising and doors giving access to:

Lounge

18' 4" x 16' (5.59m x 4.88m)
Window to front and rear, original beams remain, inglenook fireplace, wood burner and radiator.

Study

10' 4" x 10' (3.15m x 3.05m)
Windows to rear, beams and radiator.

Cloakroom

Vanity wash hand basin, low level w/c, extractor fan and radiator.

Kitchen

16' x 11' 9" (4.88m x 3.58m)
Window to front, side and rear, feature fire, beams to ceiling, the kitchen comprises of a selection of wall and base level units with a ceramic 1 1/2 bowl sink and drainage unit inset into work surfaces, cooker point, radiator, plumbing for washing machine and wall mounted central heating boiler.

Studio

15' 9" x 12' 6" (4.80m x 3.81m)
Large double glazed patio doors giving access to garden, feature fire place, radiator and stairs to the first floor.

Studio First Floor

15' 9" x 12' 6" (4.80m x 3.81m)
Two double glazed windows to side, exposed studwork in the walls, radiator.

First Floor Landing

Window to front, loft access and doors giving access to:

Bedroom One

12' x 11' 8" (3.66m x 3.56m)

Window to front, wood flooring, radiator and doors giving access to:

En-Suite

Window to rear and comprising of a four piece white suite with panel bath, wash hand basin, low level w/c and shower cubicle.

Bedroom Two

16' 7" x 8' 10" (5.05m x 2.69m)

Window to front and rear, exposed studwork in walls, radiator and storage cupboards.

Bedroom Three

13' 9" x 9' 2" (4.19m x 2.79m)

Window to rear, radiator and exposed studwork in walls.

Bedroom Four

10' 4" x 10' 2" (3.15m x 3.10m)

Window to rear, exposed studwork in walls and radiator.

Bathroom

Window to rear and comprises of a panel bath, low level w/c, pedestal wash hand basin and radiator.

Outside

The front garden is laid to lawn with a small picket fence with off road parking to the side of the property for several vehicles that also leads to the garage in the rear garden with double doors and is situated next to the wood store. The remainder of the property is laid to lawn with mature shrubs and trees to rear and patio.

The rear of the property has a potential plot with a access road to the side,





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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