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Walnut Tree Cottage Tattingstone Park
Tattingstone IPSWICH

Walnut Tree Cottage Tattingstone Park Tattingstone IPSWICH IP9 2NF

for sale guide price
£650,000



Property Description

A well established four bedroom property situated in the quaint village of Tattingstone and located in the sought after Tattingstone Park, the property boasts from having three receptions room, a en-suite to master, garage & off road parking, is being sold with no onward chain and internal viewing is highly recommended.

Tattingstone is a village in Suffolk and is situated on the Shotley peninsula, about 4 miles south of Ipswich. The village has two public houses, a primary school and farm shop and is easily accessible to the county town of Ipswich and the riverside town of Manningtree. Both have a main line rail service which run regularly to London's Liverpool Street Station,

The Shotley peninsular, along with the Orwell and Stour Estuaries, together with the Alton Water Reservoir, provide a wide range of water sport and walking opportunities. Alton water is also close by and popular walking routes.

The A 12 dual carriageway is three miles away and offers access to London via M25 as well as the A14 for many other destinations.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Porch

Accessed via double glazed entrance door and further door into:

Entrance Hall

Radiator, stairs rising to the first floor and doors giving access to:

Lounge

18' x 17' 1" (5.49m x 5.21m)
Open fire, two french doors, windows to front and rear and radiator.

Conservatory

12' 4" x 9' 6" (3.76m x 2.90m)
Double glazed window to rear and side.

Study

11' 2" x 10' 4" (3.40m x 3.15m)
Window to front.

Open Plan Kitchen/Dining Area

26' 5" x 16' 8" (8.05m x 5.08m)
Window and door to rear, double glazed delux windows to ceiling, the kitchen comprises of a selection of wall and base level units with a double a double oven, gas hob, island with twin sink and dishwasher under, fridge freezer, pantry cupboard and door into:

Utility Room

13' 7" x 4' (4.14m x 1.22m)
Comprises of space for washing machine, tumble dryer and butler sink with cupboard under.

Cloakroom

Low level w/c and pedestal wash hand basin.

First Floor Accommodation

Landing

Large area with window to front and doors giving access to:

Bedroom One

17' 3" x 10' 10" (5.26m x 3.30m)
Window to front and rear with two built in double wardrobes and door giving access to:

En-Suite

Window to front, low level w/c, shower cubicle and pedestal wash hand basin.

Bedroom Three

17' 2" x 11' 2" (5.23m x 3.40m)
Windows to front and rear and radiator.

Bathroom

Comprises of a panel bath, vanity wash hand basin, low level w/c and window to front.

Second Floor Accommodation

Bedroom Two

19' 1" x 14' (5.82m x 4.27m)
Dorma windows to front and rear,

Bedroom Four

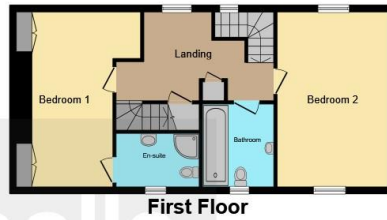
14' 1" x 13' (4.29m x 3.96m)
Two dorma windows to front and rear

Outside

Off road parking leading to the garage which has up and over door and has side access to the garden.

The rear garden is mainly laid to lawn with patio area and outside shed.





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

6 Princes Street
 IPSWICH IP1 1QT

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Tenure: Freehold



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