



Connells

Church Road
Chelmondiston Ipswich



Property Description

Connells are pleased to offer this recently redecorated and recarpeted charming cottage located in the picturesque village of Chelmondiston and is offered with no onward chain.

The cottage comprises of living room, kitchen, ground floor bathroom and separate w/c, two double bedrooms and has an extensive rear garden with an electrical supply in place for a workshop or garden office.

Chelmondiston has a range of shops and other amenities and is only a short walk from the Pin Mill which offers woodland and river walks in addition to the Butt & Oyster serving food and drinks with views of the River Orwell.

Entrance Hall

Accessed via upvc double glazed entrance door, tiled flooring and upvc double glazed door giving access to:

Living Room

11' 10" x 11' 9" (3.61m x 3.58m)

Accessed via upvc double glazed entrance door, upvc double glazed window to front, radiator, tile effect feature fireplace, smooth ceiling with inset spotlights and doors giving access to:

Kitchen

11' 10" max x 8' 10" (3.61m max x 2.69m)

Stainless steel sink with stainless steel worktop, under - floor heating, built in oven, built-in hob which stainless steel extractor hood over, smooth ceiling within inset spotlighting, tiled worktops, tiled flooring and stairs rising to the first floor and access to:

Rear Lobby

Upvc double glazed door giving you access to the rear garden, tiled flooring and access to:

Bathroom

Upvc double glazed window to rear, smooth ceiling with inset spotlighting, shaped and panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled flooring and radiator.

Separate W/c

Window to rear, tiled flooring, radiator, low-level w/c and smooth ceiling with inset spotlighting.

First Floor Landing

Doors giving access to:

Bedroom One

11' 10" x 11' 10" max (3.61m x 3.61m max)

Upvc double glazed window to front, radiator and smooth ceiling with inset spotlighting.

Bedroom Two

9' 1" x 9' max (2.77m x 2.74m max)

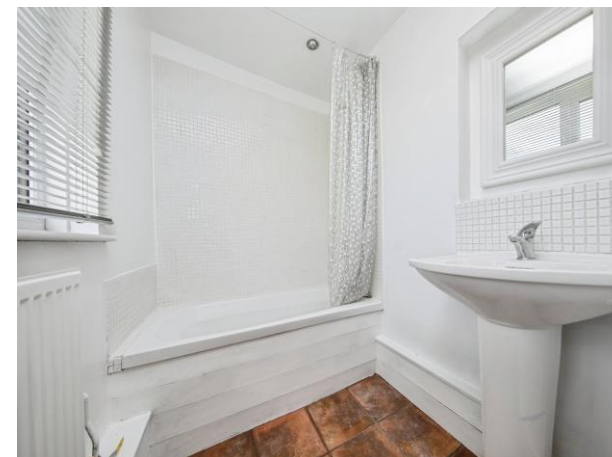
Upvc double glazed window to rear, smooth ceiling with inset spotlighting, radiator, loft access, cupboard housing wall mounted and Valliant Combi boiler.

Outside

To the front of the property there is a pathway leading to the entrance porch with the remainder landscaped to shrubs.

To the rear of the house there is a courtyard area with further access way to the main garden laid to lawn with mature trees, shrubs and a greenhouse. The bottom of the garden has ample space for a large garden-room or office, with an electricity connection already in place. The street is access from the back garden and by adjacent houses by a shared footpath across the bottom of the courtyards.





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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6 Princes Street
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EPC Rating: C Council Tax
 Band: A

view this property online connells.co.uk/Property/ICH312111

Tenure: Freehold



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