



Chestnut Cottages, Washbrook, Ipswich, IP8 3HR

welcome to

Chestnut Cottages, Washbrook, Ipswich

****GUIDE PRICE - £235,000 - £245,000**** This attractive semi-detached cottage boasts modern finishes with a country charm throughout, two double bedrooms, a lounge with exposed brick fireplace, Kitchen/breakfast room, a utility space and a fully landscaped rear garden.



Lounge

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed window to the front, a door leading to the front garden, wood effect flooring, wall hung lights, one radiator and an exposed brick fireplace with open fire.

Kitchen/breakfast Room

12' 4" x 9' 9" (3.76m x 2.97m)

Country kitchen boasting a range of eye and base level units in white with wood effect worktop surfaces, a white ceramic sink plus drainer and chrome mixer tap, space for a fridge/freezer, cooker and washing machine, ample space for a table and chairs, tiled splashback throughout, an open staircase, tiled effect flooring, one radiator, spot lights and an internal window to the rear.

Utility Room

Space for a fridge/freezer, tiled effect flooring and a door leading to the bathroom.

Boot Room

9' 3" x 5' (2.82m x 1.52m)

Double glazed windows to the side and rear, a stable door leading to the rear garden, brick flooring, one radiator and space for a tumble dryer.

Ground Floor Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Modern bathroom with an enclosed WC, vanity sink with chrome mixer tap, a P bath with overhead shower and glass screen, one radiator, wood effect flooring, part tiled walls and a double glazed window to the rear.

First Floor Landing

Double glazed window to the rear, original floorboards, meter cupboard and panelled walls.

Master Bedroom

12' 1" x 11' 1" (3.68m x 3.38m)

Double glazed window to the front, carpet flooring, one radiator and a loft hatch.

Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m)

Double glazed window to the rear, carpet flooring, one radiator and an airing cupboard housing the boiler.

Outside:

Front Garden

Picket fence border, steps up to the front door and a side access leading to the rear garden.

Rear Garden

Beautifully presented, fully landscaped rear garden, perfect for entertaining with direct field views to the rear, a shingle seating area to the rear where you can enjoy panoramic field views, mature hedging borders, shrubs and planters, a large lawned area, a patio seating area, outside tap and light, a shed and a fully enclosed border with half height fencing to appreciate the rear views.



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Chestnut Cottages, Washbrook Ipswich

- Two double bedrooms
- Kitchen/breakfast room
- Lounge with exposed brick fireplace
- Utility space
- Modern finishes with a country charm throughout

Tenure: Freehold EPC Rating: D

guide price

£235,000 - £245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS118654 - 0005

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