



Chestnut Cottages, Washbrook, Ipswich, IP8 3HR

welcome to

Chestnut Cottages, Washbrook, Ipswich

NO CHAIN 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.



view this property online williamhbrown.co.uk/Property/IPS118654



welcome to

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

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS118654](https://www.williamhbrown.co.uk/Property/IPS118654)



Property Ref:
IPS118654 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)