

Kates Lodge, The Street, Freston, Ipswich, IP9 1AF



welcome to

Kates Lodge, The Street, Freston, Ipswich

Situated in the popular village of Freston, Kate's Lodge is detached property boasting rolling field views, four double bedrooms, an open plan kitchen/diner with central island, an impressive master suite with en suite, balcony & spiral staircase, a double garage and NO ONWARD CHAIN!!













Entrance Hall

14' 7" x 3' 3" (4.45m x 0.99m) Composite front door to entry, carpet flooring, one electric radiator and an internal circular window.

Cloakroom

6' 2" x 3' 8" (1.88m x 1.12m) Single glazed window to the side, enclosed WC and a vanity sink.

Kitchen

21' 3" x 14' 6" (6.48m x 4.42m)

This farmhouse kitchen oozes character and benefits from exposed brick work, supports and beams throughout, a central island with a stainless steel sink plus drainer and chrome mixer tap, additional storage under, a range of eye and base level cabinets in wood with wood effect worktop surfaces, integrated dual oven with electric hob and extractor hood, space for a fridge/freezer, washing machine and dishwasher, two electric radiators, tiled splashback throughout, original floorboards throughout, sash windows to the front and single glazed windows to the side.

Lounge

21' 3" x 12' 7" (6.48m x 3.84m)

Sliding doors leading to the conservatory, wall hung lights, an inglenook fireplace with tiled base, a spiral staircase leading up to the master bedroom, TV point, two electric radiators and exposed beams and supports.

Conservatory

11' 2" x 9' 5" (3.40m x 2.87m) Single glazed windows to the side and rear, tiled flooring, part brick construction and a door leading to the garden.

Dining Room

14' 7" x 10' 7" ($4.45m \times 3.23m$) Single glazed bay window to the side, original floorboards, one electric radiator and a wall hung light. This room is perfect for entertaining family and friends.

Utility Room

6' x 6' (1.83m x 1.83m) A sink, carpet flooring, a door leading to the double garage and space for a washing machine and fridge/freezer.

First Floor Landing

Loft hatch, carpet flooring, one electric radiator and a Velux window.

Master Bedroom

21' 6" x 12' 7" (6.55m x 3.84m) Impressive master suite boasting double glazed windows to the rear with panoramic field views, a door leading to the balcony, one electric radiator, carpet flooring, wall hung lights and a sliding door leading to the spiral staircase which leads to the lounge.

Balcony

With views overlooking fields with a wooden balustrade. This balcony is the perfect place to enjoy your morning coffee!

En Suite

6' 5" x 4' 9" (1.96m x 1.45m) Single glazed window to the side, low level WC, pedestal wash hand basin, walk in shower with handle less glass enclosure, tiled splashback, one electric heater and stone effect flooring.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m) Sash window to the front, original floorboards, one electric radiator, wall hung lights and exposed beams.

Bedroom Three

11' 3" x 11' 2" (3.43m x 3.40m) Single glazed window to the side, carpet flooring, one electric radiator and a built in sliding mirrored wardrobe.

Bedroom Four

14' 6" x 6' (4.42m x 1.83m) Single glazed window to the side, carpet flooring and one electric radiator. This room previously has been used as a bedroom and a study.

Bathroom

10' 7" x 9' 3" (3.23m x 2.82m)

Sash window to the front, original floorboards, low level WC, a bidet, pedestal wash hand basin, a bath, a shower with glass enclosure, down lighters, an airing cupboard, one electric heater and one electric radiator,

Outside: Double Garage

This double garage has been converted into two separate rooms, the first of which measures 19ft 3" x 9ft 6" with a door to the garden, carpet flooring, a sliding door leading to the utility room, power and light. The second room measures 20ft x 8ft 5" with a double glazed window to the rear, power, storage in the rafters and an up and over door.

Front Garden

With a beautiful in and out tarmac driveway, hedging, shrub borders, raised flower beds, dual side access and a large wraparound lawned area.

Rear Garden

Generous, mature, South facing rear garden which backs onto allotments and fields and is mainly laid to lawn, with a patio and block paved seating area, access to the double garage, two side access points, hedging, a pond, a shingle seating area, outside tap and light. This garden is perfect for entertaining and is also not overlooked!





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Kates Lodge, The Street, Freston, Ipswich

- No onward chain
- Rarely available Farmhouse style property
- Four double bedrooms
- Impressive master suite with en suite, balcony & spiral staircase
- Double garage & South facing rear garden

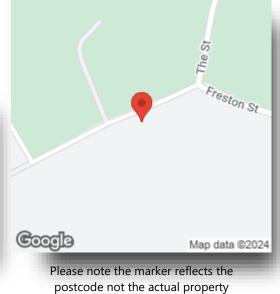
Tenure: Freehold EPC Rating: F

£600,000



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