



**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 x 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



Please note the marker reflects the postcode not the actual property

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