



Greenways, The Heath, Tattingstone, Ipswich, IP9 2LX

welcome to

Greenways, The Heath, Tattingstone, Ipswich

**** GUIDE PRICE £280.000 - £290.000**** Delightful 4 bedroom family home situated within the desirable village of Tattingstone and benefiting from a large wrap around plot with field views to the rear, 4 generous bedrooms and 3 ground floor reception rooms!



Lounge

15' 6" x 9' (4.72m x 2.74m)

Entry via the front garden into this spacious lounge benefiting from carpet flooring, TV point, two double glazed windows facing the side aspect and a UPVC front door.

Snug

12' 3" x 11' 2" (3.73m x 3.40m)

Characterful and charming snug which forms entry to your staircase, carpet flooring, 1/2 panelled walls, under stair storage cupboard and a single glazed window facing the front aspect.

Dining Room

12' 4" x 9' 8" (3.76m x 2.95m)

Open plan room leading into the kitchen and benefiting from carpet flooring and a storage cupboard.

Kitchen

12' 2" x 9' 4" (3.71m x 2.84m)

Eye and base level units with stone effect work tops, stainless steel sink with chrome taps, spotlights, space for a fridge freezer, washing machine, dish washer and cooker, tiled backsplash, fitted extractor hood, windows facing the rear and side aspect and a door leading to the rear garden.

Ground Floor Bathroom

7' 4" x 5' 4" (2.24m x 1.63m)

Fully tiled bathroom in a stylish Grey tile with matching flooring, low level W/C, pedestal wash hand basin, bath with overhead shower and glass screen, spotlights and double glazed window facing the rear aspect.

Landing

Original floorboards and doors leading to each of the bedrooms.

Master Bedroom

11' 4" x 9' 8" (3.45m x 2.95m)

Single glazed window facing the front aspect, carpet flooring and a built in wardrobe.

Bedroom 2

10' 6" x 8' 5" (3.20m x 2.57m)

Double glazed window facing the rear aspect, original floorboards and a loft hatch.

Bedroom 3

8' 8" x 8' 8" (2.64m x 2.64m)

Single glazed window facing the front aspect and carpet flooring.

Bedroom 4

9' Max x 6' 6" (2.74m Max x 1.98m)

Double glazed window facing the rear aspect and carpet flooring.

Front Garden

Shingle driveway and side access to the rear garden.

Rear Garden

Mainly laid to lawn is this impressive rear garden benefiting from fully enclosed hedged borders, field views to the rear, shingle seating area, access to the garage, outside tap, and side access.

Garage

barn style doors to entry, currently used for storage.



view this property online williamhbrown.co.uk/Property/IPS119327



welcome to

Greenways, The Heath, Tattingstone, Ipswich

- Situated within the desirable Peninsula
- Three reception rooms
- 4 Generous bedrooms
- Modern ground floor bathroom
- Large plot with wide side access

Tenure: Freehold EPC Rating: E

guide price

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS119327](https://www.williamhbrown.co.uk/Property/IPS119327)



Property Ref:
IPS119327 - 0005

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)