



Appletree Cottage High Road, Swilland Ipswich IP6 9LP

welcome to

Appletree Cottage High Road, Swilland Ipswich

This attractive, detached home benefits from four double bedrooms, a beautiful kitchen with bi-fold doors to the garden, two modern bathrooms, a ground floor cloakroom/utility, a designated study with fitted cabinets, a fully landscaped rear garden, a garage and off street parking.



Entrance Porch

4' 4" x 4' 5" (1.32m x 1.35m)

Two double glazed windows to both sides, tiled flooring and a glazed door leading to the hall.

Entrance Hall

A door leading to the lounge and a staircase.

Lounge

27' 7" x 12' 1" (8.41m x 3.68m)

Large, long sweeping, open plan lounge with two double glazed sash windows to the front, carpet flooring, two Victorian style radiators, TV point, spot lights, fitted cabinets and wall hung lights.

Dining Room

11' 3" x 13' 6" (3.43m x 4.11m)

Double glazed sash windows to the side and rear, wood effect flooring, a Victorian style radiator, spot lights and double doors leading to the study.

Study

10' 5" x 10' 4" (3.17m x 3.15m)

Entry via double doors from the dining room, a double glazed sash window to the front, wood effect flooring, Victorian style radiator, spot lights, full walls of fitted cabinets and book shelves and ample space for a dual person study set up.

Utility Room

6' x 5' (1.83m x 1.52m)

Doubled glazed window to the rear, tiled flooring, a fitted wash bin and space for a tumble dryer.

Cloakroom/Utility Space

5' 9" x 5' 2" (1.75m x 1.57m)

Enclosed WC, a base unit with an oak effect worktop, space for a washing machine, a stainless steel sink plus drainer, spot lights, tiled flooring, extractor fan and storage cupboard.

Conservatory

12' 7" x 6' 7" (3.84m x 2.01m)

Double glazed window to the side and rear, French doors to the garden, tiled flooring, a stable door

leading to the utility, a fitted bench and seats with green cladding, spot lights and a white vertical wall hung radiator. This is the perfect "mud" room!

Kitchen

22' 5" x 9' 6" (6.83m x 2.90m)

Bi-fold doors leading to the rear garden, tiled flooring throughout, spot lights, a breakfast bar area, a range of eye and base level units in matte grey with oak effect worktop surfaces, an oak effect splashback, a butler sink plus drainer, chrome mixer tap and filtered water tap, an integrated air fryer oven with induction hob and extractor hood, a full height integrated fridge and seperate freezer, an integrated dishwasher, integrated bins, a walk in pantry and a Blue British ESSE Range/Boiler/Cooker.

First Floor Landing

Carpet flooring and doors leading to all bedrooms.

Master Bedroom

19' 9" x 11' (6.02m x 3.35m)

Accessed via the en suite, this stunning master suite boasts a double glazed sash window to the front with field views, a Juliet balcony to the rear with field views and views across the church, carpet flooring, a white vertical wall hung radiator, spot lights, one large double built in sliding mirrored wardrobe, one large triple built in sliding mirrored wardrobe, a wall papered wall and a door leading to the en suite.

En Suite

9' 5" x 5' 7" (2.87m x 1.70m)

Low level WC, vanity sink with chrome mixer tap, a walk in shower with handle less glass enclosure, tiled splashback, chrome heated towel rail, wood effect flooring, double glazed window to the rear, a door leading to the landing and a further door leading to the master bedroom.

Bedroom Two

11' 2" x 10' 7" (3.40m x 3.23m)

Double glazed sash window to the front, carpet flooring, one radiator, a built in wardrobe and an additional cupboard.

Bedroom Three

10' 8" x 10' 5" (3.25m x 3.17m)

Double glazed sash window to the front, carpet flooring, one radiator and a built in wardrobe.

Bedroom Four

11' 5" x 10' 6" (3.48m x 3.20m)

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

8' x 6' 8" (2.44m x 2.03m)

Double glazed window to the rear, half clad grey walls, wood effect flooring, low level WC, pedestal wash hand basin, a bath, a white heated towel rail and an internal frosted window to the landing.

Outside:

Front Garden

A driveway with parking for two vehicles, access to the garage and a Porcelain pathway leading to the side gate and front door.

Rear Garden

Beautifully presented, fully landscaped rear garden, which benefits from the sun for the majority of the day. There is a fully enclosed border, two side access gates, access to the garage, an outside tap and light, outside power points, a large, wraparound Porcelain patio seating area, with a canopy over, space for a hot tub and a large furniture set, Porcelain patio steps up, with a retaining brick wall, leading to the rear gate with a field outlook (this gate is for decoration only), a picket fence, which allows you to enjoy the glorious views, two sections of artificial, pet friendly grass and a 900 litre oil tank.

Garage

Barn style doors to entry, power, light, storage in the rafters and a door leading to the garden.

Agents Note:

In October 2023, this property and local area was affected by flooding during Storm Babet. The flood



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Appletree Cottage High Road, Swilland Ipswich

- Four double bedrooms
- Two modern bathrooms & ground floor cloakroom/utility
- Designated study with fitted cabinets
- Fully landscaped rear garden
- Garage & off street parking

Tenure: Freehold EPC Rating: D

guide price

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119762 - 0004

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