



Bourne Cottages, Bourne Hill, Wherstead, Ipswich, IP2 8NH

welcome to

Bourne Cottages, Bourne Hill, Wherstead, Ipswich

This stunning, 17th Century home is beaming with character and boasts five double bedrooms, a ground floor cloakroom, an en suite, a separate bathroom, a large, well-maintained rear garden and potential for an annex conversion. NO ONWARD CHAIN!!



Entrance Hall

A window to the front and a storage cupboard.

Cloakroom

7' x 2' 4" (2.13m x 0.71m)

Low level WC, vanity sink, extractor fan, one radiator and spot lights.

Lounge/Diner

18' 4" x 16' 2" (5.59m x 4.93m)

Large, open plan room with French doors leading to the conservatory, windows to the front and rear, exposed supports and beams throughout, a large fireplace with fitted wood burner, wall hung lights, TV point, two radiators and a log store area.

Study

10' 6" x 10' 2" (3.20m x 3.10m)

A window to the rear, Parquet flooring and exposed beams and supports.

Studio/Potential Annex

15' 8" x 12' 5" (4.78m x 3.78m)

Tiled flooring throughout, an exposed brick fireplace and chimney base, a sliding door leading to the garden and exposed beams. This studio offers great potential for an annex, with a separate staircase leading up to an additional room above, of the same size. Potential buyers could create a kitchen/diner/lounge area on the ground floor and a bedroom with en suite on the first floor. There is also a private, direct access to the garden. Alternatively, this studio could be used for a business or an additional reception space.

Bedroom Five Off The Studio

16' 1" x 12' 7" (4.90m x 3.84m)

Window to the front, floor boards, exposed beams and supports and one radiator.

Kitchen Breakfast Room

16' 6" x 12' (5.03m x 3.66m)

Windows to the front, side and rear, tiled flooring throughout, base units in wood with oak worktop surfaces, a dual sink plus drainer and chrome mixer tap, tiled splashback throughout, wall hung lights, exposed beams and supports, a wall mounted boiler and space for a range of appliances.

First Floor Landing

An airing cupboard, window to the front, loft hatch, oak flooring and a fitted bookcase.

Master Bedroom

12' x 11' 7" (3.66m x 3.53m)

Window to the front, original floorboards, one radiator, a feature fireplace and a door leading to the en suite.

En Suite

12' 1" x 4' 7" (3.68m x 1.40m)

Window to the rear, tiled flooring, chrome heated towel rail, spot lights, part tied walls, low level WC, pedestal wash hand basin, a bath with shower attachment and a shower with an enclosure and waterfall showerhead.

Bedroom Two

16' 9" x 9' (5.11m x 2.74m)

Windows to the front and rear, built in wardrobes, original floorboards, built in wardrobes, a storage cupboard and exposed beams and supports.

Bedroom Three

13' 8" x 9' 3" (4.17m x 2.82m)

Window to the rear, newly fitted floorboards, one radiator and exposed beams and supports.

Bedroom Four

10' 5" x 10' 2" (3.17m x 3.10m)

Window to the rear, floorboards, one radiator and exposed beams and supports.

Bathroom

9' 7" x 5' 7" (2.92m x 1.70m)

Low level WC, pedestal wash hand basin, a bath with shower attachment, one radiator, a window to the rear and original floorboards.

Outside:

Front Garden

A driveway with parking for multiple vehicles, access to the rear garden, a lawned area, hedging and a path leading to the front door.

Garage

15' 7" x 8' 3" (4.75m x 2.51m)

Window to the rear, storage in the rafters and barn style doors to entry.

Rear Garden

Stunning, mature and well-established rear garden with multiple trees, hedging, flower beds and wildlife section to the rear, a block paved seating area, with walled borders directly off the main house and potential annex.



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- No onward chain
- Five double bedrooms
- Potential for an annex conversion
- Large, well-maintained rear garden
- Ground floor cloakroom, en suite & separate bathroom

Tenure: Freehold EPC Rating: D

guide price

£450,000 - £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120039 - 0004

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