



Kendal Rise, Hadleigh Road, Elmsett, Ipswich, IP7 6ND

welcome to

Kendal Rise, Hadleigh Road, Elmsett, Ipswich

This striking, double bay fronted, detached home is located in the popular village of Elmsett and boasts four double bedrooms, a seperate lounge, dining room and snug, a double garage, ample off street parking and 2 acres of land, with potential for development (STPP).



Agents Note:

It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Entrance Hall

16' 5" x 6' (5.00m x 1.83m)

Carpet flooring, one radiator and a wall papered wall.

Lounge

12' 3" x 11' 9" (3.73m x 3.58m)

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

Dining Room

13' 7" max x 12' (4.14m max x 3.66m)

Double glazed bay window to the front, creating a cosy feel to this room, carpet flooring, one radiator and an exposed brick chimney breast.

Snug

12' x 10' 3" (3.66m x 3.12m)

Sliding doors to the garden, a window to the rear, beautiful views of the rolling countryside, Parquet flooring and one radiator.

Kitchen

12' 6" x 9' 9" (3.81m x 2.97m)

A window to the rear, a door to the side, base units with marble effect worktop surfaces, a dual stainless steel sink plus chrome mixer tap, a boiler (currently not working), a fitted extractor hood, fully tiled walls, space for a fridge/freezer and washing machine and cooker.

Ground Floor Shower Room

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

A shower with glass enclosure and panelled splashback, fully tiled walls, tiled effect flooring and a window to the rear.

First Floor Landing

Double glazed window to the front and carpet flooring.

Master Bedroom

14' max x 12' (4.27m max x 3.66m)

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

Bedroom Two

12' x 10' (3.66m x 3.05m)

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

Bedroom Three

12' x 10' 1" (3.66m x 3.07m)

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

Bedroom Four

12' 1" x 12' 1" (3.68m x 3.68m)

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

Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

Low level WC, wash hand basin, a bath, fully tiled walls, Victorian style tiled effect flooring and one radiator.

Outside:

Front Garden

A large frontage with a driveway, a large grass area, with potential to create further off street parking, a side access leading to the rear garden and double garage. There is also a private right of way for the neighbouring property to access to their driveway.

Double Garage

21' 2" x 17' 1" (6.45m x 5.21m)

A window to the rear, a door to the side, an up and over door to entry, power and light.

Rear Garden

Stunning rear garden, which is 2 acres in total, with multiple areas within. Just outside the property is a large, grassed area, with hedging, a patio, access to the double garage, a hard standing area leading to a side door and an outside tap and light. Further up the garden is a wildlife meadow, a fruit tree orchard and a wood with conifers. There is also a large field area to the rear, where there are two workshops, both with windows to the rear and side, light and power and both measuring 15ft 2" x 11ft 3". This area is mainly flat and of a generous size, it would be perfect for creating equestrian facilities, potential for extension to the original house or even building an additional property (STPP). This garden is not to be missed and is rarely available!



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welcome to

Kendal Rise, Hadleigh Road, Elmsett, Ipswich

- No onward chain
- Four double bedrooms
- Seperate lounge, dining room & snug
- Double garage & ample off street parking
- 2 acres of land with fruit tree orchard, woodland & double workshops

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS120623 - 0003

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