



**Laurel Cottage Main Road, Chelmondiston Ipswich IP9 1JX**



*welcome to*

**Laurel Cottage Main Road, Chelmondiston Ipswich**

This attractive, detached cottage is beaming with character and is situated in a prestigious peninsular location, boasting three good-sized double bedrooms, a ground floor cloakroom, a 1st floor bathroom, a utility space, a beautiful, South facing rear garden and ample on street parking.



### Entrance Porch

4' 4" x 3' ( 1.32m x 0.91m )

Double glazed window to the front, grey wood effect flooring, one radiator and a door leading to the main house.

### Dining Room/Snug

22' 8" x 10' 9" ( 6.91m x 3.28m )

This beautiful, open plan room is separate to the main living area, with double glazed window to the front and rear, grey wood effect flooring, two radiators, exposed beams, supports and brick pillars, a staircase and a suspended light.

### Living Room

12' 7" x 10' 9" ( 3.84m x 3.28m )

Two double glazed windows to the front, grey wood effect flooring, two radiators, exposed timber supports and brick pillars, TV point and a fitted wood burner with a brick chimney breast and oak mantle.

### Kitchen

11' 2" x 9' 5" ( 3.40m x 2.87m )

Double glazed window to the rear, tiled flooring, one radiator, eye and base level units in oak with stone effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, a brick splashback, under counter lights, an integrated fridge/freezer and space for a cooker and washing machine.

### Walkway/Utility

8' 6" x 2' 9" ( 2.59m x 0.84m )

Double glazed window to the rear, a fitted cupboard, tiled flooring, a door leading to the garden and an additional door leading to the cloakroom.

### Cloakroom

8' x 2' 8" ( 2.44m x 0.81m )

Low level WC, pedestal wash hand basin, grey wood effect flooring, one radiator, double glazed window to the rear and space for tumble dryer.

### First Floor Landing

Carpet flooring and loft hatch.

### Master Bedroom

12' 6" x 11' 2" ( 3.81m x 3.40m )

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

### Bedroom Two

12' 9" x 10' 8" ( 3.89m x 3.25m )

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

### Bedroom Three

10' 9" x 9' 1" ( 3.28m x 2.77m )

Double glazed window to the rear, grey wood effect flooring and one radiator.

### Bathroom

8' x 6' 6" ( 2.44m x 1.98m )

Low level WC, vanity sink, a bath with overhead shower and shower attachment, partially tiled walls, tiled flooring, extractor fan, spot lights, white heated towel rail, under floor heating and double glazed window to the rear.

### Outside:

#### Front Garden

A walled border with a shingle and stoned area, flowers, hedging, a walkway leading to the front door with gated access and a side gate leading to the rear garden.

#### Rear Garden

Beautiful, South facing rear garden, which benefits from the majority of the daytime and afternoon sun, a fully enclosed border, a large shingle seating area, a step up leading to the lawned area, full borders, an outside tap and light, a side access gate, a shed to the rear, an air source heat pump and field views.

### Parking

There is ample on street parking, also the option of parking in the village car park, which is close by, free and very secure.



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## **Laurel Cottage Main Road, Chelmondiston Ipswich**

- Energy efficient cottage
- No onward chain
- Three good-sized double bedrooms
- Ground floor cloakroom & 1st floor bathroom
- Beautiful, South facing rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £300,000



Please note the marker reflects the  
postcode not the actual property

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**william h brown**



**01473 226101**



[Ipswich@williamhbrown.co.uk](mailto:Ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**