



Elm Cottage The Street, Witnesham Ipswich IP6 9HG

welcome to

Elm Cottage The Street, Witnesham Ipswich

Located in the village of Witnesham this UNIQUE THREE BEDROOM DETACHED COTTAGE has been modernised to an extremely high standard with a LARGE WRAP AROUND GARDEN and a DETACHED CONTAINED ANNEX.



Entrance

14' 3" Max x 7' 7" Max (4.34m Max x 2.31m Max)

Entered through the front door into the entrance hall with a vaulted ceiling, wooden flooring with underfloor heating and a double glazed window to the front. Stairs to the first floor with under stair storage.

Study

9' 1" x 7' 7" (2.77m x 2.31m)

Coming off of the entrance hall is the study which has a double glazed window to the front.

Cloakroom

Two piece suite comprises a low level W/C, a wall mounted wash hand basin, a heated towel rail and wooden flooring.

Living Room

21' 9" x 12' 9" (6.63m x 3.89m)

A large and impressive lounge with bi-fold doors leading to the terrace and a further two double glazed windows, wooden floors with underfloor heating and an open plan aspect into the -

Kitchen/ Diner

13' 4" Max x 13' 1" Max (4.06m Max x 3.99m Max)

A well-proportioned kitchen/diner with a large one and a half composite sunken sink unit with drainer and a mixer tap over, adjoining work surface with an under cupboards and an integrated dishwasher and fridge freezer. A second work surface which has under cupboards and drawers, an integral induction hob with extractor hood over, two separate integrated ovens and an integral wine fridge. Two double glazed floor-to-ceiling windows, which can be opened fully, overlooking to the garden and a double glazed window to the side. Wooden floors with underfloor heating.

Utility Room

9' 8" x 5' 9" (2.95m x 1.75m)

A single sink unit with a mixer tap over with adjoining work surface which has under cupboard storage, space and plumbing for a washing machine and a tumble dryer, a floor standing boiler, tiled floors and two double glazed windows.

Boot Room

6' 3" x 6' 1" (1.91m x 1.85m)

A good space to store coats and boots with tiled floors, two double glazed windows and a door leading to the front.

Landing

A quirky landing with an angled ceiling and doors leading to the rooms.

Primary Room

15' 1" Max x 12' 8" Max (4.60m Max x 3.86m Max)

A large master bedroom with a vaulted ceiling, a large double glazed window overlooking the rear garden, a double glazed window to the front, one to the side, built in cupboard in the eaves and one radiator.

En-Suite

A newly installed three piece suite comprises a low level W/C, a vanity wash hand basin a walk in shower cubicle with tiled splash backs, a heated towel rail and an obscured double glazed Velux window to the rear.

Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m)

A good sized double bedroom with a double glazed window to the side and one radiator.

Bedroom Three

13' x 7' 3" (3.96m x 2.21m)

A good sized double bedroom with a double glazed window to the side and one radiator.

Family Bathroom

A half tiled three piece suite comprises a low level W/C, a wall mounted wash hand basin, an enclosed bath with shower over, a heated towel rail, two sky lights to the side and an airing cupboard.

Annex

An impressive and newly refurbished annex which has been done to a very high standard.

Kitchen/ Diner

17' 8" x 7' 7" (5.38m x 2.31m)

The kitchen is made up of a one and a quarter sink unit with a mixer tap over, adjoining work surface with under cupboards and drawers with space for a dishwasher. An integrated induction hob with extractor hood over and separate double oven. A double glazed window to the side and the front, an air conditioning unit, under floor heating and stairs leading to the living space.

Shower Room

A modern three piece suite comprises a low level W/C, a vanity wash hand basin, a large walk in shower cubicle, under floor heating and a heated towel rail.

Lounge

16' x 11' 9" Max (4.88m x 3.58m Max)

A well-proportioned living room with an air-conditioning unit, two double glazed sky lights to the side, one to the rear, a Juliet balcony and built in storage cupboards in the eaves.

Bedroom

15' x 11' 9" (4.57m x 3.58m)

A large double bedroom with an air conditioning unit, storage space in the eaves and frosted windows to the side.

Garage

The garage has an electrical rolling door, water heater which is wi-fi enabled, for the annex. There is space and plumbing to add a toilet, there is also hot/cold/waste ready to install a sink and the garage is insulated as well.



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Elm Cottage The Street, Witnesham Ipswich

- Three Double Bedroom Detached Cottage
- Modern Detached Annex
- Modernised to a High Standard
- 1/3 of an Acre Garden
- Double Garage

Tenure: Freehold EPC Rating: C

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108268 - 0009

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