



Fynndale House Upper Street, Witnesham Ipswich IP6 9EW

welcome to

Fynndale House Upper Street, Witnesham Ipswich

Located in the picturesque village of Witnesham, overlooking fields to the rear, this refurbished, attractively presented four bedroom detached family home offers spacious accommodation, together with off road parking.



Front Garden

The property is approached via a generous paved driveway, providing ample off road parking. The front garden is enclosed by hedging and a post and rail fence.

UPVC entrance door into the...

Entrance Hall

With a tall radiator, tiled floor and doors leading to the...

Dining Room

22' 5" x 10' 10" (6.83m x 3.30m)

With a double glazed window to the front and bi fold doors to the rear with field views. Porcelain tiled flooring, 2 radiators, inset uplighter into the roof with roof lights. Open plan to the....

Kitchen

20' 4" x 9' (6.20m x 2.74m)

Double glazed window to the front. Fitted with a bespoke kitchen comprising of wall units with LED under-lighting, base mounted units with a quartz work top, upstands and splashback. Kitchen drawers offer capacious storage with pull-out cutlery/utensil inserts. Soft-close units and drawers throughout. Build in double ovens with double warming drawers beneath, and AEG induction hob with a Russell Hobbs extractor hood over. Built in microwave, space for an American style fridge/freezer, Bosche dishwasher, two undermounted Franke stainless steel sinks with inset drainers and a Grohe hot tap. Porcelain tiled floor with under-floor heating and smooth ceiling with inset ceiling spotlights. Spacious kitchen island with storage and seating capacity for two to three people, finished with a matching quartz worktop and warm pendant lighting above.

Utility Room

9' 7" x 9' 1" (2.92m x 2.77m)

With a double-glazed window to the rear and double glazed patio door to the side. Fitted with a range of bespoke wall units with LED under-lighting and base mounted units with quartz worktop, upstands &

splashback. Undermounted stainless steel Franke sink, space for white goods, Hot Point fridge, Bosche Dishwasher, and porcelain tiled floor with under-floor heating.

Lounge

19' 1" x 10' 10" (5.82m x 3.30m)

With double glazed patio doors to the rear and full length floor to ceiling windows to the rear with field views. Double glazed window to the front, radiator and log burner.

Shower Room

Obscure double glazed window to the rear. Fitted with a suite comprising of a single shower, vanity wash hand basin, heated towel rail, porcelain tiled floor and part tiled walls. Underfloor heating & automatic lights and fan.

First Floor Landing

Double glazed window to the rear with field views, airing cupboards and doors leading to...

Bedroom One

15' 10" x 11' 10" (4.83m x 3.61m)

With a double glazed window to rear with field views, radiator, built-in-in seated area, doors leading to the...

En-Suite

Obscure double glazed window to the front. Fitted with a suite comprising low level WC, vanity wash hand basin and walk-in shower with a Grohe rainfall effect shower head. Heated towel rail and under-floor heating, inset ceiling spotlights.

Bedroom Two

16' 11" x 9' (5.16m x 2.74m)

A dual aspect room with double glazed window to the front, and double glazed window to the rear with field views, Radiator and space for a home study.

Bedroom Three

10' 10" x 7' 6" (3.30m x 2.29m)

Double glazed window to the rear with field views, radiator.

Bedroom Four

10' 10" x 6' 11" (3.30m x 2.11m)

With a double glazed window to the front, radiator.

Bathroom

Obscure double-glazed window to the front. Fitted with a suite comprising of a low-level WC, panelled bath with shower over, and vanity wash hand basin. Heated towel rail, fully tiled with automatic spotlights and fan.

Rear Garden

Enclosed by fencing to one side, and hedging to the other, with post and rail fencing overlooking fields, the rear garden can be accessed from either side of the property. Commencing with a patio area, the remainder of the garden is mainly laid to lawn, and includes a raised shrub bed, outdoor lighting, an electric awning with separate heater & light, ideal for outdoor entertaining, and a large garden shed.



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welcome to

Fynddale House Upper Street, Witnesham Ipswich

- Spacious Lounge and Dining Room
- Bespoke Fitted Kitchen & Separate Utility
- Ground Floor Shower Room
- Under-floor Heating
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108886 - 0008

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