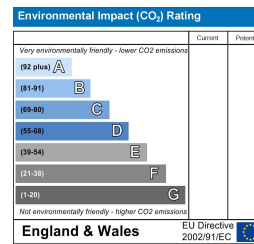
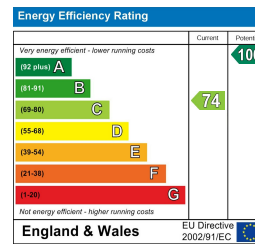




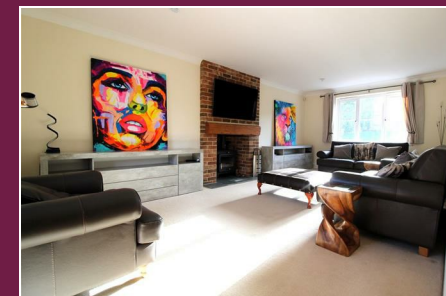
**Total area: approx. 120.0 sq. metres (1291.9 sq. feet)**  
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



**14 Castle Lane, Offton, Ipswich, IP8 4RH**

**£375,000**

This stylish, modern and well presented family home is tucked away neatly in a lovely location in the village of Offton. Accommodation includes master bedroom with ensuite, well maintained and good size garden to rear, garage and off road parking and offers approx 1300 sq ft of accommodation.



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 14 Castle Lane, Offton, Ipswich, IP8 4RH

### OFFTON

OFFTON is a small village of less than 350 houses to the west of Ipswich and lying between Hadleigh and Needham Market. The parish boundaries are shared with Elmsett, Naughton, Nedging, Wattisham, Great Bricett, Ringshall, Willisham, Nettlestead, and Somersham.

### ENTRANCE HALLWAY:

Stairs to first floor, tiled floors, under stairs cupboard, radiator and doors to ...

### CLOAKROOM:

Tiled floor, low level W/C, hand wash basin and extractor.

### LIVING ROOM: 20'8" x 10'11" (6.31 x 3.35)

Double glazed window to front, double glazed window to rear, wood burning stove with bricked surround, stone hearth and wooden mantel over.

### DINING ROOM: 9'8" x 9'2" (2.97 x 2.8)

Double glazed window to front and radiator.

### KITCHEN BREAKFAST ROOM: 17'3" x 8'7" (5.26 x 2.64)

Double glazed window to rear, double glazed doors to rear, tiled floor, range of wall and base units, inset sink and drainer, integrated oven, hob and extractor, dishwasher and space for fridge freezer and washing machine. Breakfast bar and door to utility.

### UTILITY ROOM:

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for washing machine and tumble dryer, housing for oil-fired boiler, water softener, tiled flooring and personnel door to side

### LANDING:

Double glazed window to front, storage cupboard, loft access and doors to ..

### BEDROOM ONE: 11' x 9' (3.35m x 2.74m)

Double room with window to rear aspect, radiator, built-in wardrobes and door to:

### ENSUITE:

Low level W/C, hand wash basin with storage under, tiled shower cubicle, tiled flooring, heated towel rail, frosted window to rear aspect, spot-lights and extractor.

### BEDROOM TWO: 9'10" x 9'9" (3.00m x 2.97m)

Double room with window to front aspect, radiator.

### BEDROOM THREE: 11' x 8'11" (3.35m x 2.72m)

Double room with double aspect windows to front and side and radiator.

### BEDROOM FOUR: 9'9" x 8'2" (2.97m x 2.49m)

Window to rear aspect and radiator.

### FAMILY BATHROOM:

White suite comprising W/C, hand wash basin with storage under, panelled bath with shower attachment, tiled flooring, tiled walls, frosted window to side aspect, heated towel rail and extractor.

### OUTSIDE:

Front, garden area, to side off road parking and access to garage.

Rear Patio area, raised lawn area, fenced surround.

### GARAGE:

Up and over with power and light

### AGENTS NOTES:

Nest heating thermostat controlling upstairs and downstairs separately

### NEEDHAM OFFICE:

Call 01449 722242 for more information.

