



Connells

Tigne Burstall Lane  
Sproughton Ipswich



## Property Description

A charming and spacious 3/4 bedroom semi-detached cottage set on a generous south-facing plot with beautiful gardens and uninterrupted views across open fields. Tigne Cottage offers flexible family living with three reception rooms, a large kitchen with central island and a bright lounge opening onto the garden. The layout lends itself perfectly to an annexe or ground-floor living, with a shower room, utility room (with independent access), and a versatile third reception room that could form a bedroom or self-contained space. Upstairs there are three well proportioned bedrooms, including an en-suite to bedroom one, all enjoying views over the garden and surrounding countryside. Outside the property truly excels, featuring multiple outbuildings, vegetable plots, fruit trees, a greenhouse, summer house & a powered workshop. A large shingle driveway provides parking for 7-8 vehicles, along with a double garage.

Burstall Lane lies on the quiet rural edge of Sproughton. A short distance away, the historic All Saints church & Tithe Barn housing a community shop serve as a focal point for the village, while the amenities of Ipswich are within easy reach by car. Ipswich offers a mix of practical & lifestyle shopping, alongside high-street stores & independent shops in the town centre. The dining scene is equally varied, from relaxed cafés & well-known chains to more refined waterfront restaurants around Ipswich Marina, providing options for both casual & premium dining.

## Entrance Hall

Double glazed front door leading into a welcoming entrance hall with tiled flooring, radiator, and carpeted stairs rising to the first floor. Access to a useful pantry featuring tiled flooring and a double glazed window to the front.

## Lounge

A bright and spacious living area with double glazed French doors opening onto the garden, skylights allowing plenty of natural light, carpeted flooring, radiator, feature fireplace with a multi-fuel burner set on a slate base with brick surround and solid oak mantel and a double glazed window to the front.

## Dining Room / Lounge

Flowing through from the kitchen, this versatile space features a charming log burner set on a slate hearth with decorative brick surround and mantel, tiled flooring, velux windows, radiator and front facing doors leading out to the garden creating a light and inviting atmosphere.

## Reception Room Three

A further flexible reception room with carpeted flooring, radiator and double glazed window to the side. The room is accessed via a door from the hallway and has single glazed doors into the kitchen.

## Kitchen

An extremely spacious kitchen forming the true hub of the home, featuring matching wall and base units in a cream wood-effect finish, ceramic one-and-a-half bowl sink with drainer and mixer tap, range cooker with extractor above, integrated dishwasher, and space for a fridge freezer. A central island complements the kitchen with matching wood-effect finish and slate-effect worktop, additional storage



cupboard and double glazed windows to the rear and side.

### Utility Room

Fitted with a double glazed stable door to the rear, matching wall and base units with wooden worktops, ceramic sink with drainer and mixer tap, space for a washing machine and tumble dryer, boiler located at floor level, tiled flooring and access to loft storage above the extension.

### Ground Floor Shower Room

Modern suite with aqua boarding, recessed spotlights, electric shower, tiled flooring, splash backs, wash hand basin with mixer tap, low-level w/c, radiator, extractor fan and double glazed window to the front.

### Landing

Double glazed window to the front offering far-reaching field views. The landing is carpeted and provides access to a large storage cupboard, radiator, and loft hatch. The loft is insulated and accessed via a ladder.

### Bedroom One

A tranquil and generously sized double bedroom with carpeted flooring, radiator and a double glazed window to the rear overlooking the beautifully maintained garden and surrounding fields.

### En-Suite

Comprising a shower cubicle with tiled surround, electric shower, wash basin with mixer tap, low-level w/c, radiator, vinyl tiled flooring, extractor fan and double glazed window to the side.

### Bedroom Two

A well proportioned room with carpeted flooring, radiator, double glazed window to the rear, cast iron fireplace and a storage cupboard.

### Bedroom Three

Featuring carpeted flooring, radiator, double glazed window to the rear and built-in airing cupboard housing the water tank.

### Bathroom

Fitted with a bath with mixer tap and tiled splash back, wash hand basin with mixer tap, low-level w/c, heated towel rail, vinyl tiled flooring and extractor fan.

### Outside

#### Front Garden

Beautifully presented with mature trees, a stepping stone pathway leading to the front door, an original water pump and a shingle driveway providing ample parking for up to 7-8 vehicles.

#### Rear Garden

A fantastic south-facing plot offering endless potential. The garden includes multiple fruit trees, vegetable patches, a potting shed, greenhouse, summer house with power, chicken coop and pen, outside tap, oil tank and a shed suitable to store a ride-on mower.

### Outbuildings

#### Log Store

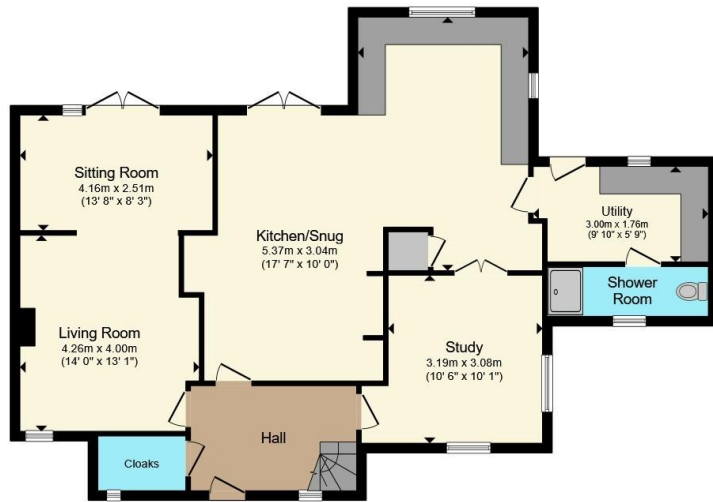
#### Summer House

With single glazed windows and doors and electricity connected.

#### Double Garage

Constructed from breeze block with up-and-over doors, power supply and double glazed French doors to the side.





**Ground Floor**



**First Floor**

Total floor area 187.6 m<sup>2</sup> (2,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Tenure: Freehold



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