Charles Wright
PROPERTIES

Selling Properties the Wright Way

Limetree Cottage

Bucklesham, Ipswich, IP10 0BW

Guide price £285,000

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Description

A charming Suffolk-pink cottage in Bucklesham, extended to combine period character with bright, open-plan living.
To the front, a cosy dining room with exposed beams sits in the original cottage. Beyond this, a well-fitted kitchen with modern units and oak effect worktops opens into a vaulted living space, with bi-fold doors leading out to the garden. Upstairs there are two double bedrooms both benefitting from fitted wardrobes.

Location

The village of Bucklesham has a popular primary school and is conveniently positioned just off the A14, five miles east of Ipswich and seven miles northwest of Felixstowe. Both towns offer a wide range of shopping and recreational facilities. Woodbridge town centre is six and half miles north of the village and offers schooling for all age groups in both the public and private sector.
For the sailing and golf enthusiasts, facilities are just a short drive away including Levington marina and three excellent golf courses; Purdis, Woodbridge and Felixstowe Ferry.

Dining room

17'07 x 11'06 (5.36m x 3.51m)
Two double glazed window and door to front, exposed beams, stair flight to first floor with cupboard beneath, radiator and wood flooring.

Utility

6'02 x 4'03 (1.88m x 1.30m)
Plumbing for washing machine and tumble dryer below wood effect worktop.

Bathroom

10'07 x 6'0 (3.23m x 1.83m)
Double glazed window to rear, Velux window, freestanding bath, shower cubicle, low level wc, heated towel rail and tiled flooring.

Kitchen area

11'04 x 10'04 (3.45m x 3.15m)
Double glazed window to rear, matching eye level and base units with worktops above and butler sink, integrated double oven and electric hob, space for fridge/freezer and wood flooring.

Sitting area

15'06 x 13'01 (4.72m x 3.99m)
Bi-folding doors to rear, vaulted ceiling with Velux windows, double glazed door to side, radiator and wood flooring.

Landing

Bedroom one

11'04 x 8'03 (3.45m x 2.51m)
Double glazed window to front, fitted wardrobes, radiator and carpet flooring.

Bedroom two

14'0 x 11'07 (4.27m x 3.53m)
Double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

Outside and gardens

The rear garden is fully enclosed by timber fencing and sits immediately off the vaulted living space, so the bi-fold doors open straight onto a brick-paved patio.
The patio is the main outdoor living area. It has room

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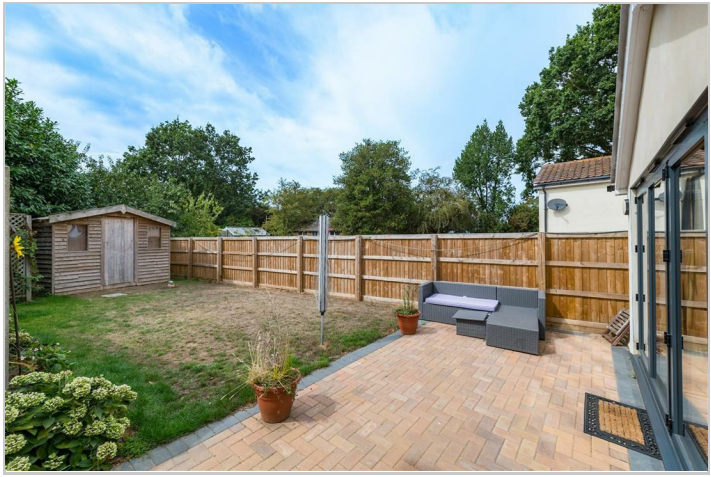
for a corner sofa and low table, making it well suited to sitting out and entertaining. A planted border and pots soften the edge of the paving, with ornamental grasses and flowering shrubs adding colour.
Beyond the patio is a lawn, with a timber shed in the far corner for storage and a rotary dryer for practical use. Mature trees rise behind the fence, giving a leafy backdrop and a sense of privacy.

Services

We understands mains electric, water and drainage are connected to the property. There is oil fired central heating.

Tenure: Freehold
Epc rating: D
Council tax band: B



Road Map

Hybrid Map

Terrain Map

Floor Plan

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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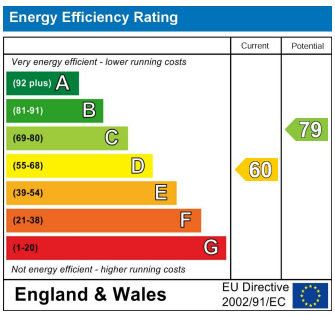
Energy Efficiency Graph



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