



Grier & Partners
— LAND AND ESTATE AGENTS —

THE CEDARS, THE HEATH, TATTINGSTONE, IPSWICH,
SUFFOLK, IP9 2LX
ASKING PRICE OF £450,000





INTRODUCTION

This beautifully presented, detached three bedroom chalet style property situated in the beautiful location of Tattingsstone benefits from extensive living accommodation, field views to the rear, ample off-road parking and a large attractive garden. Situated within walking distance of Alton Water and beautiful walks around the countryside, we highly recommend a viewing.



INFORMATION

Completed in the late 1990's/ early 2000's of brick and block construction under a slate roof, heating is via an external oil fired boiler (newly installed in January 2025) to radiators throughout the property, cavity wall and loft insulation, an alarm system is also installed to the property.

SERVICES

Mains water, electric and drainage are connected to the property. Council Tax Band – E. Energy Performance Certificate – Pending. Local Babergh District Council Contact – 0300 123 4000. Superfast broadband is available via Openreach (www.ofcom.co.uk). 5G mobile phone coverage is available via EE and O2 (www.ofcom.co.uk). 'Very Low' Flood risk in this area (www.gov.uk/check-long-term-flood-risk).

TATTINGSTONE

Is just 5 miles from Ipswich and Manningtree both with mainline railway stations to London Liverpool Street taking around 1 hour. Situated within walking distance of Alton Water with beautiful walks and a short drive from the sailing facilities, as well as being in a close proximity to the River Orwell and River Stour. Ipswich is the County town of Suffolk with a range of shops, revitalized and modernised docks, vibrant commercial economy and good state and private schools. Manningtree to the south also offers a wide selection of shops, pubs and schools. The A12 is readily accessible being just 2.5 miles away linking south to the M25 and London and north to the A14 and the Midlands.

ACCOMMODATION

over two floors, on the ground floor:

ENTRANCE

via a part glazed front door into a porch, providing great space to hang coats and store shoes

HALLWAY

With hardwood effect flooring throughout the space, storage cupboard, understairs storage, stairs to the first floor, door into the:





KITCHEN

18' 09" x 9' 08" (5.72m x 2.95m) Window to the front, ample wall and floor cupboards, inset sink unit, built in dishwasher, built in larder cupboard, induction hobs with extractor above, electric Bosch oven and microwave oven, space for full height fridge, full height freezer, washing machine and tumble dryer, rear to to side parking

DINING ROOM

13' 11" x 11' 10" (4.24m x 3.61m) Window to the front, radiator, ample space for large dining table, a very flexible room



SITTING ROOM

20' 02" x 15' 00" (6.15m x 4.57m) sliding doors into the rear garden, radiator, very flexible layout

GROUND FLOOR BEDROOM ONE

13' 06" x 11' 10" (4.11m x 3.61m) Sliding doors into the rear garden, built in wardrobes, radiator, tv point, door into the:

EN-SUITE

13' 00" x 5' 09" (3.96m x 1.75m) Window to the side, ample storage cupboards, heated towel rail, WC, wash basin, radiator, large walk in shower unit



GROUND FLOOR BATHROOM

8' 11" x 5' 07" (2.72m x 1.7m) Bath with shower tap, heated towel rail, wash basin, WC, under sink storage

ON THE FIRST FLOOR:

BEDROOM TWO

14' 08" x 11' 02" (4.47m x 3.4m) velux windows to two sides, built in wardrobes, radiator, eaves storage

BEDROOM THREE

7' 09" x 10' 05" (2.36m x 3.18m) velux window, radiator, ample built in wardrobes



FIRST FLOOR BATHROOM

6' 02" x 6' 05" (1.88m x 1.96m) Velux window, WC, wash basin, bath with wall mounted shower and screen, heated towel rail



OUTSIDE

Taking in a South facing aspect to the side of the property, mainly laid to lawn with a path leading from the patio to the outdoors office space. The patio is accessed from the rear sliding doors from the Main Bedroom and the Sitting Room overlooking open fields to the rear. A large tree can be found in the middle of the garden with an array of shrubs and plants spread around the plot. A large 7 foot hedge can be found at the front of the plot helping separate the property from the road and offer lots of privacy. An allotment area can also be found to the rear of the garden with two greenhouses both with light and power and a range of flower/ vegetable beds for keen gardeners! To the front, there is ample block paved driveway for a number of cars Infront of the property and to the side Infront of the garage. The external boiler can also be found to the side of the property.



OUSSDOORS OFFICE

21' 08" x 7' 11" (6.6m x 2.41m) Glazed door, sliding doors and windows to the front, benefitting from light, power and internet connected



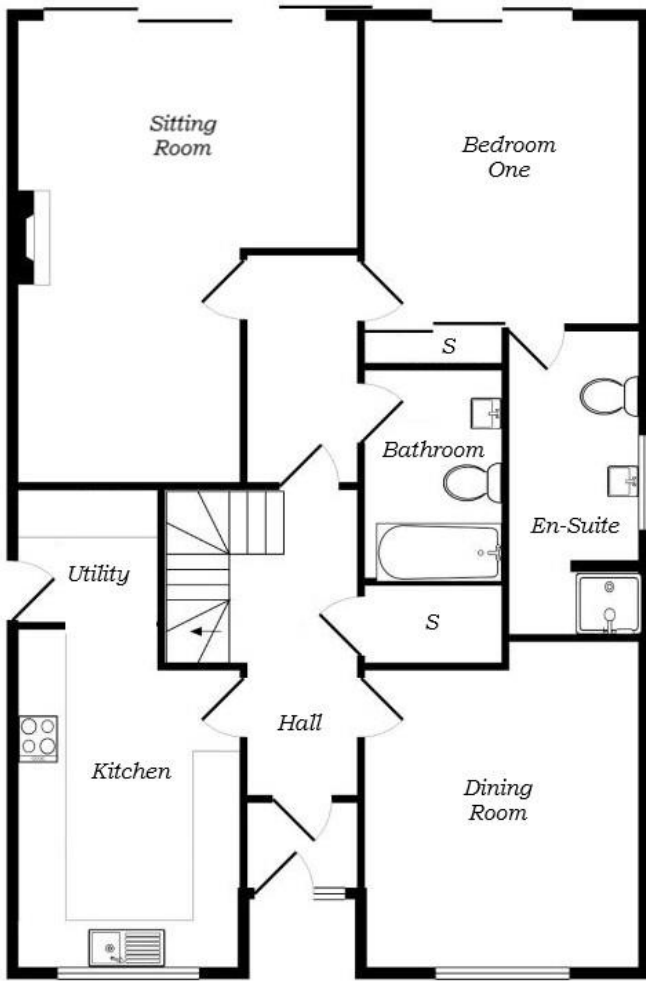
GARAGE

19' 01" x 16' 01" (5.82m x 4.9m) Electric up and over door to the front, side door accessed from the patio, light and power are connected

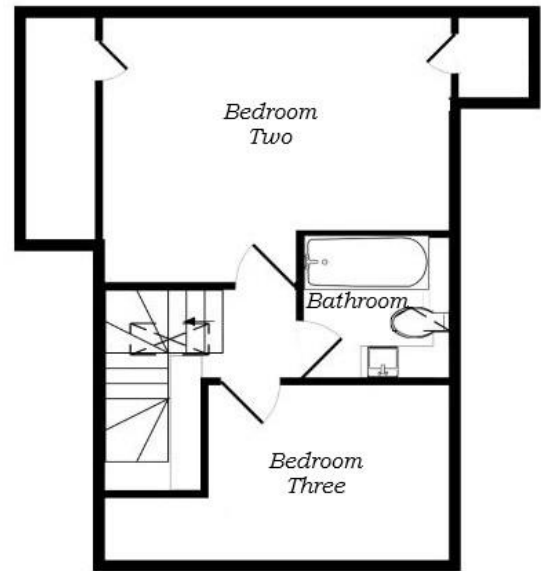








Ground Floor



First Floor