



**Middlewood Cottages, Offton, Ipswich, IP8 4RR**

**welcome to**

## **Middlewood Cottages, Offton, Ipswich**

This semi-detached home features two bedrooms, living room, dining room, kitchen, bathroom, cloakroom & welcoming outdoor space with front & rear gardens with mature trees. Viewings highly recommended!

### **Auctioneer's Comments**

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### **Offton**

Offton is a quaint and picturesque village located in the county of Suffolk, England. It is situated approximately 8 miles northwest of Ipswich, the county town, making it a tranquil retreat while still being conveniently close to the amenities and cultural offerings of a larger town. Offton is nestled amidst the lush countryside, characterised by rolling fields, meandering streams, and scenic landscapes that are typical of the Suffolk region.

The village is part of the Mid Suffolk district and lies within the civil parish of Offton and Willisham. It is surrounded by other charming villages and hamlets, such as Willisham, Somersham, and Elmsett, each offering its own unique slice of rural English life.

Offton is accessible via the A14, one of the major roads in the area, which provides a direct route to Ipswich as well as to the wider region. Public transport options include local bus services that connect Offton to Ipswich and other neighbouring communities, though services may be less frequent compared to urban centers, reflecting its rural setting.

The village boasts a rich history, with its origins tracing back to medieval times, and it is home to several historical landmarks. One notable feature is the parish church of St. Mary, a beautiful example of medieval architecture that serves as a focal point for the community. The surrounding countryside provides plenty of opportunities for walking, cycling, and enjoying the natural beauty of Suffolk.





## **Middlewood Cottages**

This semi-detached home offers a spacious living room with large windows allowing ample natural light to flood in. Adjacent to the living room is the dining room and a kitchen with ample space for appliances.

A lobby leads you seamlessly to a conveniently located bathroom and a cloakroom.

Ascending the stairs, the upper floor reveals two good-sized bedrooms with large windows that frame the idyllic countryside views.

The exterior of the home offers front and rear gardens that promises privacy and a touch of nature. The rear garden features a lawn area, perfect for outdoor activities or simply enjoying the peaceful surroundings. Mature trees provide shade and a sense of seclusion, while a timber shed offers additional storage for garden tools and equipment. The front garden is equally appealing, with a lawn area and a quaint path leading to the front door. This welcoming entrance is complemented by side access, facilitating easy movement between the front and rear of the property.

### **Accommodation Entrance Hall**

Part glazed door, stairs to first floor, strip wood flooring.

### **Living Room**

Windows to front and side, carpeted flooring.

### **Dining Room**

Windows to side and rear, fireplace, built in cupboard, strip wood flooring.

### **Kitchen**

Window to side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink, space for appliances, vinyl flooring.

### **Lobby**

Part glazed door to side.

### **Bathroom**

Frosted window to rear, fitted with a suite comprising a panelled bath, pedestal hand wash basin, heated towel rail, part tiled walls, tiled flooring.

### **Cloakroom**

Frosted window to rear, fitted with a low level WC, wall mounted sink, part tiled walls.

### **Landing**

Strip wood flooring, doors to bedrooms.

### **Bedroom One**

Window to rear, airing cupboard, fireplace, carpeted flooring.

### **Bedroom Two**

Window to front, built in cupboards, strip wood flooring.

### **Outside**

#### **Front Garden**

Lawn area, path to door and side access.

#### **Rear Garden**

Fence enclosed with side access gate, lawn area, mature trees, timber shed.



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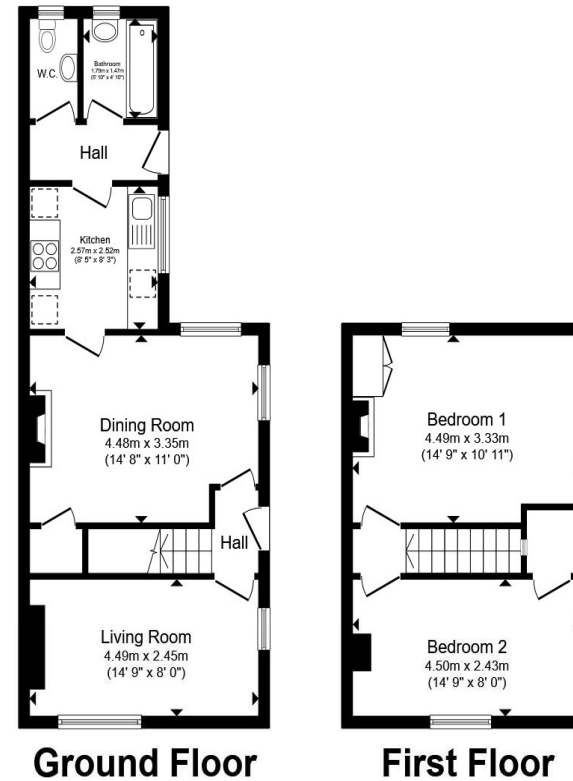
## Middlewood Cottages, Offton, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-detached home
- Two bedrooms

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£140,000**



Total floor area 75.3 m<sup>2</sup> (811 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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Property Ref:  
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