



91 The Street
Chelsworth, Ipswich, Suffolk

**DAVID
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91 The Street, Chelsworth, Ipswich, Suffolk, IP7 7HU

Chelsworth is an extremely attractive small village nestled in unspoilt Brett Valley countryside with a vibrant active community and a sought after location in which to live. The village has a wealth of period buildings and is renowned for its annual Open Gardens which raises money for the local parish church. The village is well served by local facilities with local shops at Bildeston, Monks Leigh and Semer. More extensive shopping is available at Hadleigh, some 5 miles, Sudbury some 8 miles which has a branch line railway station connecting at Marks Tey and main line trains are available at Colchester, 20 miles or Ipswich 14 miles.

An exceptionally well-presented period house situated on the edge of one of the area's most desirable and picturesque villages within walking distance of a popular public house. The property has been thoughtfully decorated and provides spacious accommodation which combines a wealth of characterful features, including oak panelled walls, inglenook fireplaces and exposed brickwork, with contemporary conveniences well suited to modern living. A total of four first floor bedrooms are served by two bath/shower rooms. There is the additional benefit of a south-west facing rear garden with a newly created paved terrace and ample off-road parking for numerous vehicles.

A well-presented Grade II listed four-bedroom period house in a pretty Suffolk village with south-west facing gardens and ample off-road parking.

Door to:

ENTRANCE HALL: An inviting area with a dark wood effect floor, exposed timbers and a door opening onto the rear garden.

DRAWING ROOM: (5.79m x 4.87m Max L-shape) **19' x 16'** (max L-shape). A stunning room with a 10ft high beamed ceiling with moulded timbers. Complimented further by a wall of wood panelling, impressive exposed chimney with stone paved hearth and newly installed wood burning stove and oak bressummer.

DINING ROOM: (4.03m x 3.91m) **13'3" x 12'10"** With dark wood engineered flooring, impressive ceiling height and plenty of room for a dining table and chairs. Home bar area and further door leading to:-

INNER HALL: Attractive pamment tiled floor, door to front garden, door to rear garden and opening to:

KITCHEN/BREAKFAST ROOM: (8.25m into recess x 3.91m) **27'1" into recess x 12'10"** An exceptional room divided in to two distinct areas by a

central handmade staircase with a useful storage cupboard below. Pamment tile floor runs throughout and a set of double doors open on to terracing and the garden beyond. There are an extensive range of attractive matching units with deep pan drawers, an inset butler sink and mixer tap over. Worktops run throughout and include a breakfast bar and space for a gas fired range cooker with fitted extractor hood over. Space for American style fridge freezer and plumbing for a dishwasher.

UTILITY ROOM: With a glass door into the kitchen, pamment tiled flooring, base level units incorporating a butler sink with faucet tap, integrated washing machine and space for a tumble dryer.

SHOWER ROOM: Attractive tiled floor, shower cubicle with glass screen door and gold effect fittings, WC and wash hand basin.

First Floor

LANDING: Part panelled walls, exposed beam, useful linen cupboard and doors to:

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BEDROOM 1: (3.60m x 2.99m) 11'10" x 9'10" A charming room with exposed beams, exposed studwork and wardrobes.

BEDROOM 2: (3.96m x 2.38m) 13' x 7'10" Exposed beams and access to loft storage area.

BEDROOM 3: (3.30m x 3.12m) 10'10" x 10'3" (max floor measurement) Enjoying views over the rear garden, fitted with useful wardrobes for extra storage space.

BEDROOM 4: (3.73m x 3.30m) 12'3" x 10'10" (max floor measurement) With built-in wardrobe for extra storage space.

FAMILY BATHROOM: Fully tiled and finished with a bath that includes a separate electric shower over. WC and wash hand basin.

Outside

The property offers extensive **OFF-ROAD PARKING** and to the rear two charming south-west facing areas of garden offering considerable privacy finished with terracing, open expanses of lawn, a vegetable garden and useful storage sheds.

AGENTS NOTES

The property is Grade II listed.

It is not uncommon with properties of this ilk that some of the rooms are of an irregular shape, have slopping ceilings etc and as such all measurements should be intended as a guide only and not be relied upon as entirely correct.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Listed - Exempt

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

TENURE: Freehold

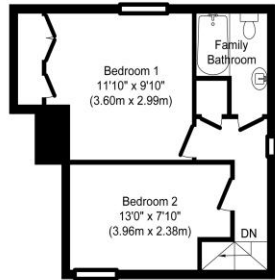
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: tastings.ladders.snapped

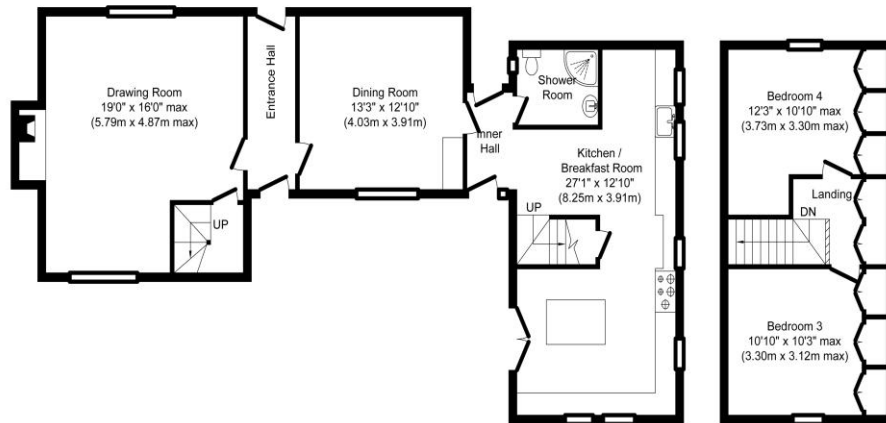
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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First Floor
Approximate Floor Area
331.95 sq. ft.
(30.84 sq. m)



Ground Floor
Approximate Floor Area
921.17 sq. ft.
(85.58 sq. m)

First Floor
Approximate Floor Area
347.13 sq. ft.
(32.25 sq. m)

TOTAL APPROX. FLOOR AREA 1600.27 SQ.FT. (148.67 SQ.M.)

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