



Church Road, Tattingstone
Guide Price £300,000

Church Road

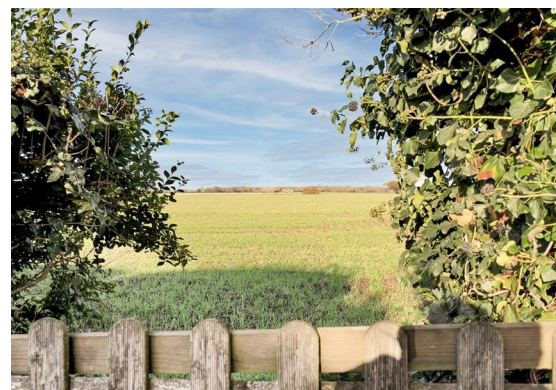
Discover the charm of rural living with this exquisite two-bedroom, Victorian, semi-detached cottage, nestled in the heart of the sought-after Tattingstone village. This property promises a tranquil retreat, encased by the stunning Suffolk countryside, offering idyllic field views both to the rear and front.

Stepping into the cosy ambience of the living room, you'll be greeted by the warmth of a feature log burner, perfect for snuggling up during cooler evenings. The home flows seamlessly into a spacious kitchen breakfast room, creating a convivial space for cooking and casual dining. Additionally, the practicality of a utility room and a downstairs bathroom adds to the comfort of this delightful cottage.

Upstairs, two well-appointed bedrooms await. Outside, the generous garden space is an enchanting highlight, complete with a brick-built outbuilding, offering a plethora of possibilities for gardening enthusiasts or those who simply relish outdoor leisure.

Field views can be savoured from the garden, while the side and front gardens enhance the property's charm. With driveway parking to the front, this home is as convenient as it is captivating.





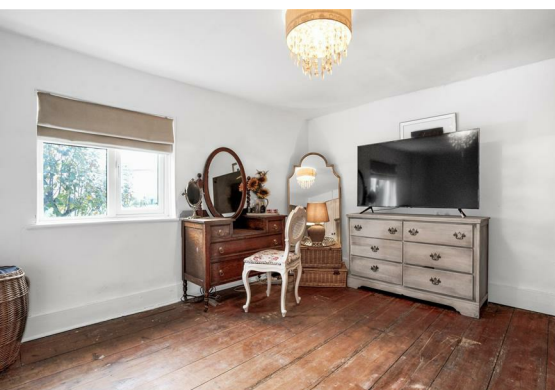
- TWO BEDROOM SEMI DETACHED COTTAGE
- STUNNING LOCATION
- POTENTIAL TO EXTEND (STPP)
- LIVING ROOM WITH FEATURE LOG BURNER
- UTILITY ROOM
- BEAUTIFUL GARDENS
- DRIVEWAY PARKING
- SET IN THE POPULAR VILLAGE OF TATTINGSTONE

LOCATION:

Tattingstone is situated approximately six miles to the south of Ipswich. The village offers an excellent primary school with a local secondary catchment at Holbrook, a church, two public houses and is conveniently located for excellent sailing facilities at the adjacent Alton Water reservoir. There is a mainline railway station five miles away in the town of Manningtree with direct services to London Liverpool Street, or six and a half miles away in Ipswich.

AGENTS NOTES:

Tenure - Freehold
Council Tax - Band B
Services Connected - Mains
Electric/Mains Water/Mains
Drainage
Heating - Electric heaters
Mobile Availability - EE - 80% /
Vodafone - 77% / Three 73% / o2 - 73%
Broadband - Ultrafast broadband is available



Floor Plan



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

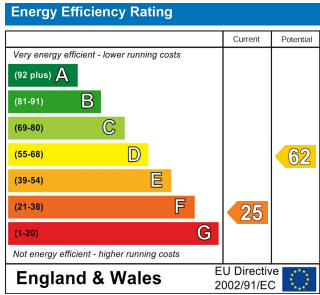
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Area Map



Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold