

Church Road, Ipswich

£550,000

Property Overview

Situated on the edge of the desirable St Peter's Place development in the sought-after village of Stutton, this beautifully presented four-bedroom detached family home was built in 2021 and offers spacious, versatile accommodation, ideal for modern family living. Conveniently located for Manningtree railway station, the property benefits from double glazing, an air source heat pump with underfloor heating to the ground floor, a security alarm, generous driveway parking and an enclosed rear garden.

The accommodation begins with a welcoming entrance hall and cloakroom, leading through to a dual-aspect living room with double doors opening into the impressive kitchen/dining room. The kitchen is fitted with a range of integrated appliances and opens onto the rear garden, while a separate utility room provides additional storage and laundry space.

A particular feature of the home is the garage conversion, creating a valuable additional reception room that is ideal as a family room, playroom, home office or snug.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms, with two further bedrooms also benefiting from built-in wardrobes.

Outside, the property enjoys a generous enclosed rear garden, with ample off-road parking to the rear.

















- SITUATED IN THE POPULAR VILLAGE OF STUTTON
- GARAGE CONVERSION
- KITCHEN DINING ROOM
- ENCLOSED GARDEN
- OFF ROAD PARKING
- FOUR BEDROOM DETACHED HOME
- EN-SUITE TO BEDROOM ONE
- VIEWING ADVISED



Property Setting:
Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.

Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.







Agents Notes:
Tenure - Freehold
Council Tax - Band E
Services Connected - Mains Electric/Water/Drainage
Heating - Air Source Heat Pump/Electric
Mobile Availability - EE - 77% / Vodafone - 76% / Three - 76% / o2 - 69%
Broadband Availability - Ultrafast broadband is available
Management Fee – An annual management fee is payable, which the current sellers understand to be approximately £150 per annum.

Floor Plan



Ground Floor First Floor

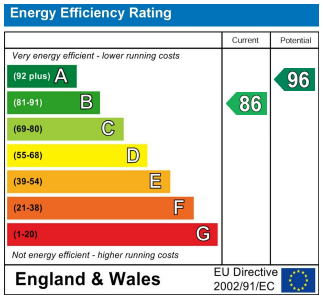
Approximate Gross Internal Area
1545 sq ft (144 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Area Map



Energy Efficiency Graph



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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