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Collimer Close

Chelmondiston, Ipswich, IP9 1HX

Offers in excess of £340,000



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Summary Continued

The westerly facing garden commences with a spacious patio area, lawn and an absolute wealth of established flowers, shrubs, fruit trees, trees and hedging which have been meticulously maintained by the current owner.

Chelmondiston is a vibrant and very pretty parish village bordering the River Orwell with areas of Outstanding Natural Beauty and nearby scenic walks through Pin Mill and the Surrounding Areas and National Trust Land.

The bungalow is within easy access of all the local amenities within the village which includes primary school, post office and local shops, Chinese takeaway, Gastro pub, equestrian centre, sailing club, tennis courts and play park. There are plenty of community activities within the village including yoga, dance, drama, book groups etc. Other facilities nearby include Jimmy's Farm, Suffolk Food Hall, Alton Water.

Chelmondiston is located a few miles from the Royal Hospital School and Ipswich High school as well as the Royal Harwich Yacht Club and MDL Marina making this property ideally positioned for anyone in the boating fraternity, dog walking, mountain biking and generally anyone who likes the beautiful countryside of this part of Suffolk.

Front Garden

Open plan and neatly laid to lawn with delightful views from the front garden looking over the green and the trees. There is a double length concrete driveway which could accommodate up to three carefully parked vehicles and this leads to a pair of sturdy wooden double gates which is ideal for anybody with motorboats, boats, trailer, canoes or even getting an additional car parked out of sight behind the wooden gates. This leads to the detached garage.

Entrance Hallway

Double glazed front entrance door through to entrance porch, with a further glazed door into the entrance hallway with beautiful parquet flooring throughout, large economy seven storage heater, access to loft space and a further door through to lounge/ dining room.

Lounge / Dining Room

25'0" x 10'4" (7.62m x 3.15m)

Lovely big main reception room which at the far end has been extended to create a beautiful south and west facing sitting area with double glazed patio doors looking over the patio and leading directly onto the garden. A virtually full width picture window to the rear makes the most of the garden views. Further up the lounge / dining room is a beautifully tiled fireplace surround and hearth incorporating a genuine open fire (not tested), parquet flooring runs the whole length of this room, large storage heater, wall light points.

Sitting Room / Breakfast Room

14'10" x 9'9" (4.52m x 2.97m)

Extended separate sitting room / breakfast area full of natural light and sunshine courtesy of its dual aspect with a lovely southerly window to the side and triple bi-fold doors opening directly out into the rear garden with views over the patio area and garden itself. This part of the extension has created a lovely sunny and light room with double doors opening out from the kitchen from the adjacent kitchen. There is also recessed ceiling spotlights, door access via the porchway and also a door through to the separate shower room, deep recess ideal for additional cupboard, shelving etc and space for a fridge / freezer with additional worksurface.

Side Porch

Pitched roof side porch with double glazed side panel and door leading through to the porch and a further door leading straight into the sitting room / breakfast room.

Shower Room

6'9" x 3'7" (2.06m x 1.09m)

Shower room can be accessed from both the hallway and the separate dining room with modern suite comprising a recessed shower enclosure with shower backing board and Triton T-80 electric shower, extractor fan, recessed ceiling spotlights, vanity unit wash basin with cupboard underneath, low-flush W.C., wall mounted electric heater and skylight round roof light window in the ceiling to provide natural light.

Kitchen

9'7" x 9'3" (2.92m x 2.82m)

Modern fitted kitchen with 1 1/2 bowl sink unit, selection of contemporary style units comprising ample eye-level cupboards, additional glazed display cupboard with base drawers and cupboards, recess for cooker and hob with extractor fan above, ample worksurfaces, plumbing for a dishwasher and washing machine, tiled splash-backs, recess ceiling spotlights, double glazed window to the rear with lovely westerly facing views over the beautiful garden making this extremely sunny and pleasant room especially in the afternoons and double doors opening through to the separate sitting / breakfast room.

Bedroom One

12'7" x 10'5" (3.84m x 3.18m)

Picture window to the front with lovely views over the trees and green immediately to the front and a storage heater.

Bedroom Two

11'0" x 10'2" (3.35m x 3.10m)

Double glazed window to front with lovely views over the green and woodland to the front, fitted vanity unit wash hand basin and fitted cupboard to the side and a storage heater.

Bedroom Three

9'6" x 7'6" (2.90m x 2.29m)

In the extended part of the house and this has created a lovely double aspect easterly and southerly facing room again very bright and full of natural sunshine with a double-glazed window to the front overlooking the lovely views of the trees and woodland.

Family Bathroom

7'6" x 4'10" (2.29m x 1.47m)

Modern replacement suite with bath, shower board backing, bi-fold screen with wall mounted shower over, wash basin and W.C, chrome heated towel rail and recessed ceiling spotlights.

Rear Garden

One of the major selling points of the property is this delightful westerly facing rear garden completely un-overlooked from the rear, beautifully landscaped with a wealth of established shrubs, flowers and trees which

have been extremely well maintained by the current owner. The rear garden commences with a large patio area which is both south and westerly facing providing a real sheltered and secluded suntrap for most of the day, ideal for sitting out having a morning cuppa, an afternoon glass of wine or alfresco dining. Behind the garage is an additional shed, plus large areas of lawn. The garden is enclosed by panel fencing with apple trees, which at the time of the valuer's visit were laden with apples, there's hydrangeas, buddleia and a rear storage and vegetable area and some lovely roses.

Garage

With double doors plus a pedestrian door opening out into the rear garden.

Chelmondiston & Surrounding Areas

Chelmondiston is a vibrant and very pretty parish village bordering the River Orwell with areas of Outstanding Natural Beauty and nearby scenic walks through Pin Mill and the Surrounding Areas and National Trust Land.

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Agents Notes

Tenure - Freehold

Council Tax Band - C

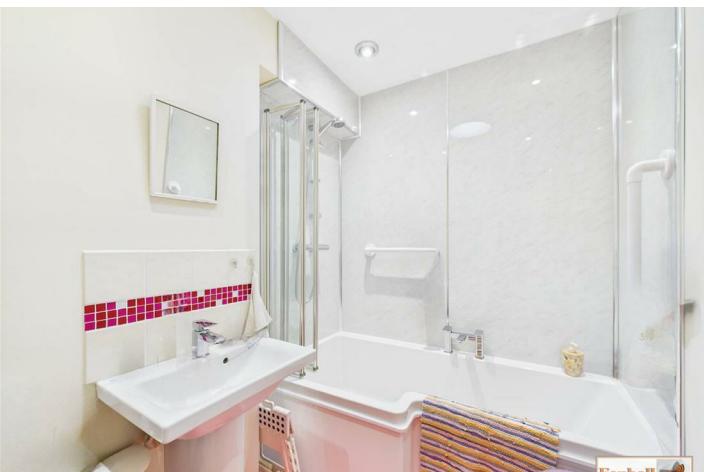
The vendor has informed us that there is access to an electric vehicle charge point.

The vendor has brought to our attention that a neighbour felt that the fence was in the wrong position but no action was taken

CCTV at the property which will be recording at the time of any property viewings

No mains gas supplied to the Chelmondiston area.









Road Map



Hybrid Map



Terrain Map



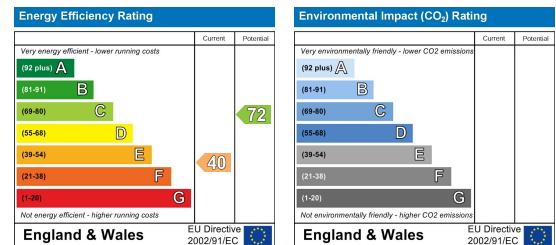
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.