

Seven Cottages Lane, Ipswich,
£295,000

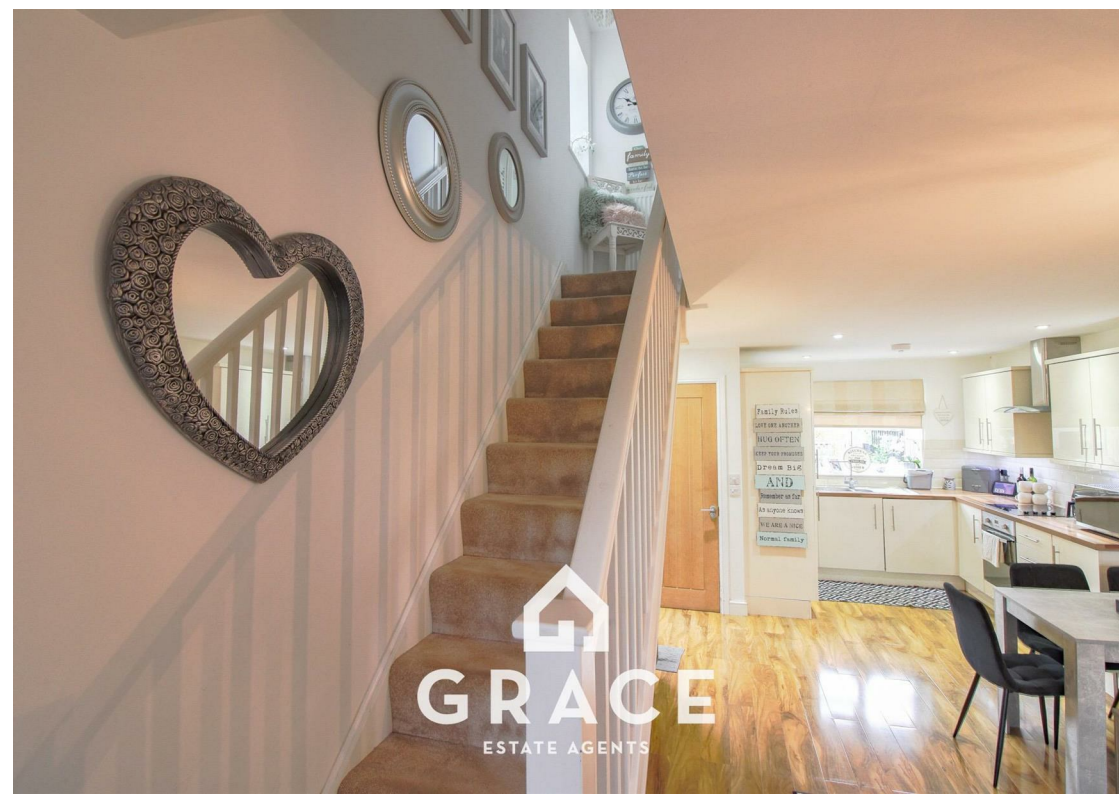
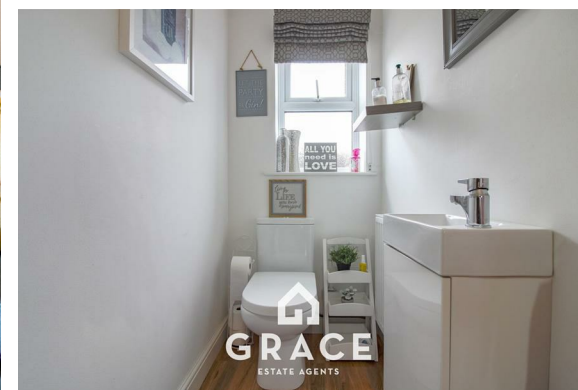
GRACE ESTATE AGENTS are delighted to present this two bedroom end-terrace property located in a highly sought-after semi-rural location, this beautifully modernised two-bedroom end-terrace home offers stylish and contemporary living, complemented by stunning countryside views and a versatile garden studio.

Finished to a high specification throughout, the property boasts well-presented accommodation designed to suit modern lifestyles. The ground floor features a welcoming living space and a convenient cloakroom, while the first floor offers two well-proportioned bedrooms and a modern family bathroom.

A particular highlight of the property is the impressive studio/cabin situated within the rear garden. Benefiting from power and heating, this versatile space is ideal as a home office, gym, hobby room, or additional entertaining area.

Outside, the rear garden enjoys picturesque views across the surrounding landscape, creating a peaceful and private setting in which to relax and unwind. The property also benefits from off-road parking, adding further practicality to this attractive home.

Situated within a desirable school catchment area and surrounded by the charm of semi-rural living, this exceptional property offers the perfect balance of countryside tranquillity and everyday convenience, making it an ideal purchase for first-time buyers, professionals, and downsizers alike.





Lounge/Kitchen/Diner

23'7" x 12'0" (7.21 x 3.68)

Wood style flooring, double glazed window to front and rear aspect. Two radiators, matching eye level and base units with worktops over. Integrated single oven, Integrated hob with extractor over, Integrated fridge freezer, single bowl sink with side drainer and mixer tap. Tiled splash back, access to the cloakroom, rear garden and stairs to the first floor.

Cloakroom

3'3" x 5'5" (1.00 x 1.67)

Wood style flooring, low level WC, vanity hand wash basin with mixer tap and double glazed window to the rear aspect.

Master Bedroom

10'2" x 9'3" (3.10 x 2.82)

Double glazed window to front aspect, radiator, built in wardrobes and storage cupboard.

Bedroom Two

10'11" x 6'9" (3.35 x 2.08)

Double glazed window to rear aspect and radiator.



Bathroom

4'11" x 8'2" (1.52 x 2.50)

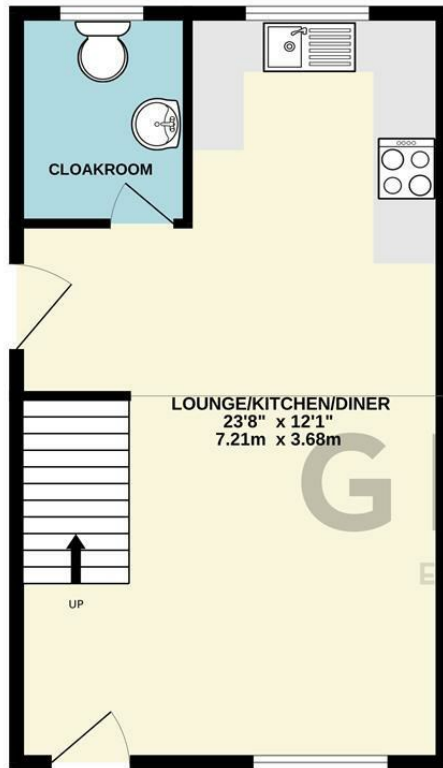
Double glazed window to rear aspect, wood style flooring, vanity hand wash basin, low level WC, panelled bath and radiator.

Outside

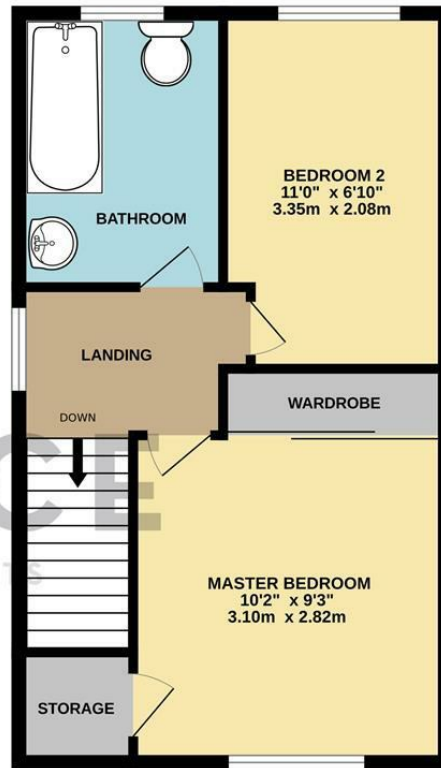
Shingle to the front of the property and block paved pathway to front door. Side access to the rear garden, landscaped rear garden, patio and gravel areas. Outside heat source pump, garden studio/cabin with power and heating. Access to own private gravelled driveway providing off-street parking for vehicles.



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



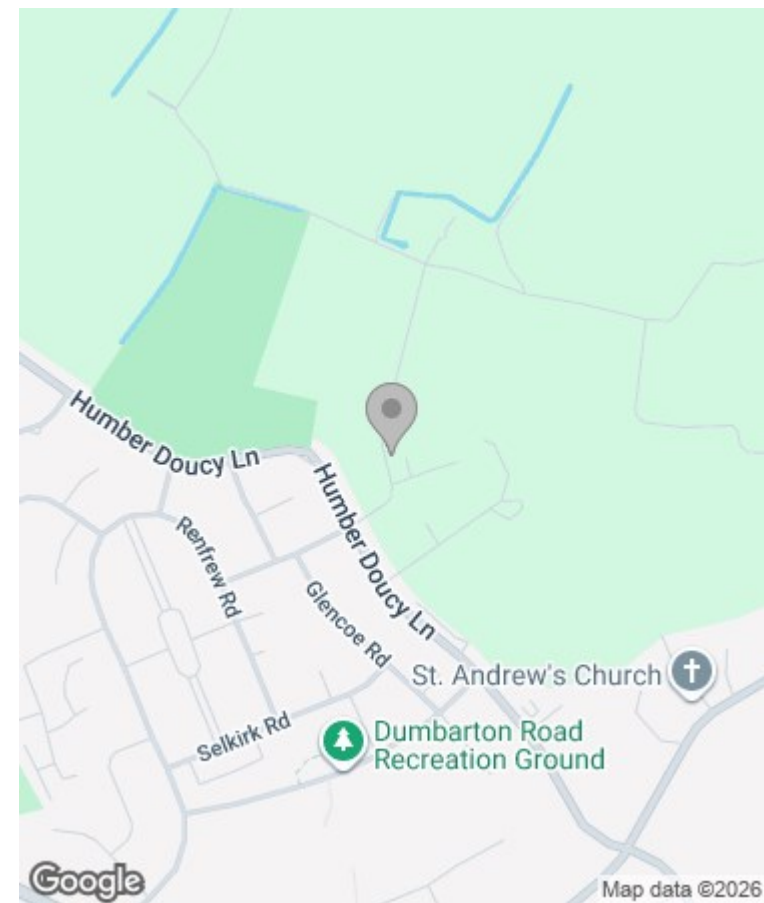
TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	