



**Chestnut Rise, Witnesham, Ipswich, IP6 9HQ**

**welcome to**

## **Chestnut Rise, Witnesham, Ipswich**

Built in 2016, this stunning five bedroom detached family home is situated within a private Close, in the picturesque village of Witnesham, benefiting from open plan living, generous sized bedrooms and a West facing rear garden with direct field views!

### **Agents Note:**

This property has been repainted throughout.

### **Location**

Only a couple of miles outside Ipswich, Witnesham is an idyllic village boasting two pubs, a community village hall, a village green and a small business centre. There is also a village church, which boasts fine stained glass windows, including one designed by the artist William Morris. The village is served by a train station which runs a regular service between Lowestoft and Ipswich, there is also a regular bus service that connects the village with the town.

### **Entrance Hall**

10' 10" x 23' 5" ( 3.30m x 7.14m )

Entry via a composite front door into this spacious entrance hall, boasting Porcelain tiled flooring with under floor heating, spot lights, an alarm system, triple glazed window to the side and an oak staircase with glass balustrade.

### **Cloakroom**

8' 5" x 4' 4" ( 2.57m x 1.32m )

Porcelain tiled flooring with under floor heating, low level WC, a vanity sink with chrome mixer tap, spot lights and an extractor fan.

### **Living Room**

18' 6" x 16' 1" ( 5.64m x 4.90m )

Triple glazed windows to the front and side, grey wood effect Herringbone flooring, with under floor heating, TV point, spot lights and an exposed brick chimney with a stone base and wood burner.

### **Kitchen/Family Room**

29' 10" max x 18' 6" ( 9.09m max x 5.64m )

High spec kitchen boasting a range of eye and base level units in white shaker style with granite worktop surfaces, an inset dual butler sink with a chrome mixer tap, an array of pull out cupboards, pan draws and spice racks, integrated Rangemaster

with 6 ring burner and an extractor hood, American fridge/freezer with overhead storage unit and dishwasher, towards the middle of the room there is an impressive P shape centre island with curved cupboards, a breakfast bar, an integrated wine cooler, pull out sockets, granite work surface and partial oak worktop, creating a beautiful breakfast bar, towards the rear of the room there are bi-fold doors, adjacent triple glazed windows, porcelain tiled flooring with under floor heating, spot lights and access to the dining space.

### **Dining Room**

14' 6" x 12' 4" ( 4.42m x 3.76m )

Exquisite dining room boasting porcelain tiled flooring with under floor heating, a skylight, flooding this room with natural light, bi-fold doors leading to the rear garden and spot lights.

### **Utility Room**

11' 5" x 5' 11" ( 3.48m x 1.80m )

Spacious utility room with direct access to the rear garden, via a UPVC door, a range of eye and base level shaker style units in grey with granite worktop surfaces, an inset sink plus drainer unit and chrome mixer tap, space for a washing machine and tumble dryer, a boxed in boiler, underfloor heating controls, a water softer, tiled flooring with under floor heating and spot lights.

### **Landing**

Stylish landing boasting a wooden staircase with glass balustrade, triple glazed window to the side, carpet flooring, spot lights, an airing cupboard and a loft hatch.

### **Master Bedroom**

18' 5" x 16' 2" max ( 5.61m x 4.93m max )

Triple glazed window to the front, one radiator, carpet flooring and spot lights.

### **En-Suite**

10' 9" x 4' ( 3.28m x 1.22m )

Beautifully presented en suite boasting a double shower with a glass enclosure and waterfall shower, a vanity sink with

chrome mixer tap, low level WC, chrome heated towel rail, spot lights, extractor fan, hard tiled grey flooring and a triple glazed window to the side.

### **Guest Bedroom**

14' 10" max x 10' 9" ( 4.52m max x 3.28m )

Triple glazed window facing the rear, with panoramic views over fields, carpet flooring, one radiator and spot lights.

### **En-Suite**

Low level WC, pedestal wash hand basin, shower with glass enclosure, hard tiled wood effect flooring, chrome heated towel rail, spot lights and an extractor fan.

### **Bedroom Three**

14' 10" x 8' 6" ( 4.52m x 2.59m )

Triple glazed window to the front, one radiator, carpet flooring and spot lights.

### **Bedroom Four**

14' 3" narrowing to x 9' 1" ( 4.34m narrowing to x 2.77m )

Triple glazed window to the rear, one radiator, carpet flooring and spot lights.

### **Bedroom Five**

14' x 9' 1" ( 4.27m x 2.77m )

Triple glazed window to the rear, one radiator, carpet flooring and spot lights.

### **Bathroom**

10' 9" x 6' 11" ( 3.28m x 2.11m )

Spacious family bathroom benefiting from hard tiled wood effect flooring, triple glazed window to the side, enclosed WC, a vanity sink with chrome mixer tap, a shower with glass enclosure and waterfall shower head, a bath with a tiled splashback, chrome heated towel rail, spot lights and an extractor fan.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**welcome to**  
**Chestnut Rise,**  
**Witnesham, Ipswich**

- Five double bedroom detached family residence, approx 2500 sq ft
- Luxurious kitchen/diner/family room
- High spec finishes throughout
- Two sets of bi-Fold doors leading to the West facing rear garden
- Zone controlled under floor heating throughout the ground floor

Tenure: Freehold EPC Rating: C  
Council Tax Band: G

guide price

**£725,000 - £750,000**



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