

# Ipswich Road, Long Stratton - Freehold - EPC rating D

£260,000

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A thoughtfully designed two-storey rear extension has significantly enhanced the living space creating a versatile second reception room which is currently arranged as a dining room and also incorporates a utility space with plumbing for washing machine etc. At the heart of the home is a bespoke fitted kitchen, carefully designed to complement the cottage's character and featuring an oil-fired Rayburn stove perfect for creating a warm and welcoming atmosphere. Additional improvements to the cottage include newly installed windows and doors. To the first floor, there are two generously proportioned double bedrooms and the charming family bathroom featuring a classic claw-foot bath alongside a separate walk-in shower.

## Key Features

- 2 x double bedrooms
- 260 ft long rear garden
- 2 storey extension in 2018
- Heating - multi fuel stove
- Council Tax Band B
- 4 piece bathroom suite
- Off road parking for 2 cars
- Replacement windows and doors
- Drainage - mains
- Freehold

