



Church Road, Stutton  
£195,000

## Church Road, Stutton

Nestled in the charming heart of Stutton, Suffolk, this delightful one-bedroom mid-terrace cottage presents a perfect opportunity for first-time buyers and investors alike. Brimming with potential, this quaint abode invites a creative touch to transform it into a modernised sanctuary.

Upon entering, you are greeted by a welcoming living room that sets the stage for cosy evenings. The adjoining kitchen breakfast room promises a space where culinary creativity can flourish, awaiting the infusion of contemporary flair. A downstairs bathroom adds to the practical layout, ensuring all essentials are at hand.

The first-floor harbours a spacious double bedroom, complete with a walk-in wardrobe featuring a toilet and wash basin. This space holds immense potential to be reimagined as a sleek en-suite or expanded for even more generous storage options.

Externally, the property benefits from a designated parking space, and a sturdy brick-built storage shed, providing that all-important extra space for tools or outdoor equipment.

This house is a canvas ready for strokes of inspiration, offering a blend of charm, location, and potential that is hard to find. It's an unmissable chance to craft a dream home or a wise investment in the scenic Suffolk landscape.





- ONE BEDROOM MID TERRACE COTTAGE
- IN NEED OF MODERNISATION THROUGHOUT
- OFF-ROAD PARKING SPACE
- NO ONWARD CHAIN
- LOCATED IN THE VILLAGE OF STUTTON
- RARELY AVAILABLE

#### LOCATION:

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.

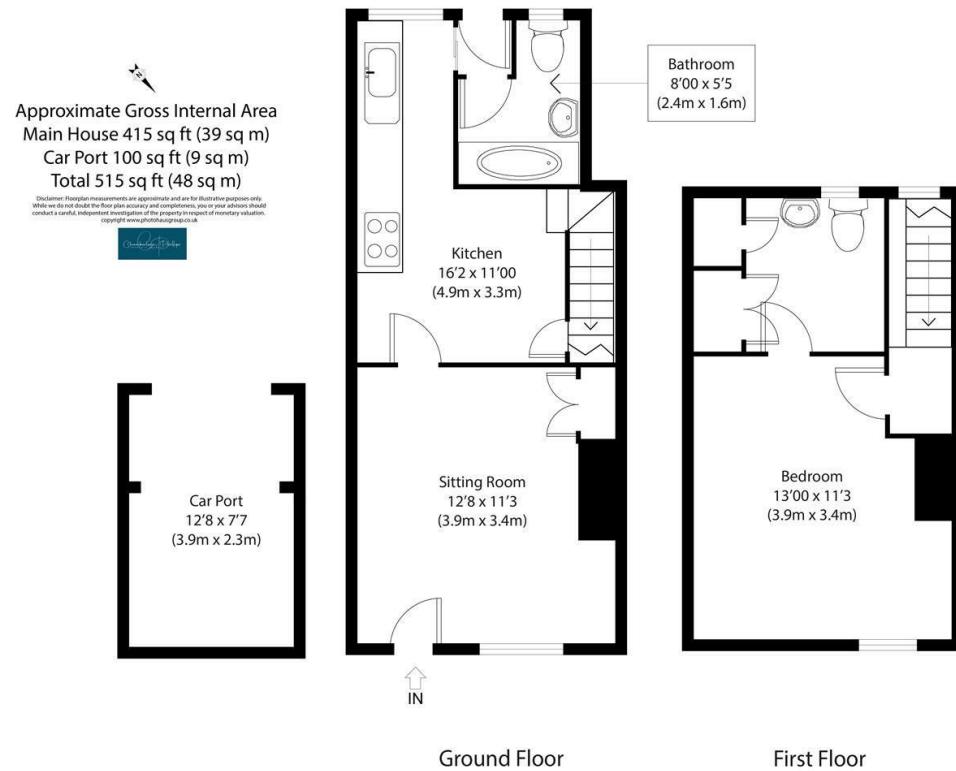


Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

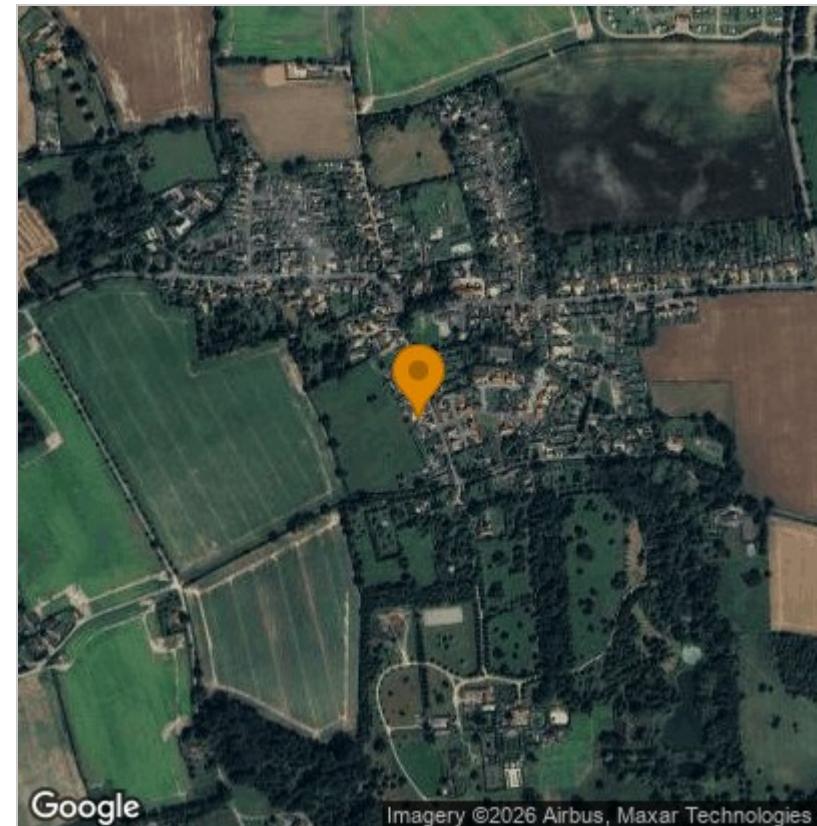
#### Agents notes:

Tenure - Freehold  
Council Tax - Band B  
Services - Mains Electric/Water/Drainage  
Heating - Electric storage heaters  
Mobile Coverage Indoor: o2 - 77% / Vodafone - 79% / EE - 84% / Three - 75%  
Broadband: Superfast broadband is available at this address

## Floor Plan



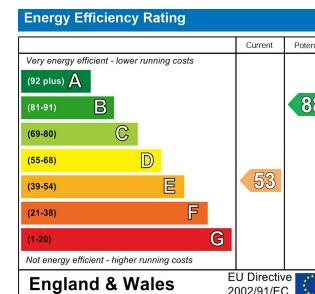
## Area Map



## 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.

## Energy Efficiency Graph



Council Tax Band - B

Tenure - Freehold

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