Chamberlain Phillips
PROPERTY AGENTS

The Close, Ipswich
Guide Price £400,000

Property Overview

A three-bedroom detached home, situated within a highly sought-after road in the ever-popular village of Tattingstone. Offered for sale with no onward chain and requiring modernisation in areas, the property presents an excellent opportunity for a buyer to update and personalise the accommodation to their own taste.

The accommodation begins with an entrance hallway providing access to the principal ground floor rooms, along with a useful downstairs shower room. There is a generous double bedroom to the ground floor, which could equally lend itself to use as a study, playroom or additional reception space if required.

The dual-aspect dining room provides a pleasant space for family dining, while the dual-aspect living room benefits from sliding doors opening directly onto the rear garden. The kitchen is positioned to the rear of the property and has a useful small utility area adjoining.

Upstairs are two further double bedrooms, both offering plenty of built-in storage. The principal bedroom benefits from a walk-in wardrobe space and its own shower room.

Outside, the property enjoys an enclosed rear garden which backs directly onto woodland, creating a pleasant and private setting. To the front is a driveway providing parking and access to a good-sized, extended garage.

- NO ONWARD CHAIN
- OFFERING A HIGH AMOUNT OF POTENTIAL THROUGHOUT
- EXTENDED GARAGE AND DRIVEWAY PARKING
- GROUND FLOOR & FIRST FLOOR SHOWER ROOMS
- STUNNING GARDENS
- THREE BEDROOM DETACHED HOME
- VIEWING ADVISED
- SOUGHT AFTER LOCATION

Location:
Nestled in the heart of the Suffolk countryside, the charming village of Tattingstone offers a quintessential rural lifestyle with excellent access to local amenities and transport links. This picturesque village is steeped in history and surrounded by rolling farmland, yet remains conveniently close to the vibrant county town of Ipswich, and Manningtree just a short drive away (6 miles).

The property enjoys a truly enviable position on the banks of Alton Water, one of the region's most scenic and well-loved reservoirs. Alton Water offers a wide range of outdoor pursuits including sailing, fishing, cycling, and walking, making it a haven for nature enthusiasts and active lifestyles alike. The views across the water are ever-changing and provide a peaceful, natural backdrop throughout the seasons.

Tattingstone benefits from a strong sense of community, a well-regarded village primary school, and a traditional village pub. The nearby A137 offers easy access to Manningtree (some 13 minute drive) and Ipswich railway stations, both of which provide direct links to London Liverpool Street, making the location ideal for commuters seeking countryside living with excellent connectivity.

Important Information:
Tenure - Freehold
Council Tax Band - D
EPC - AWAITED
Services - Mains Electric, Mains Water & Mains Drainage
Heating - Electric Heating
Mobile Coverage Indoor: EE - 76% / Vodafone - 75% / Three - 74% / o2 - 68%
Broadband: Ultrafast Broadband is available at this address

Floor Plan

Approximate Gross Internal Area
Main House 1585 sq ft (147 sq m)
Outbuilding 340 sq ft (32 sq m)
Total 1925 sq ft (179 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, indepentent investigation of the property in respect of monetary valuation.
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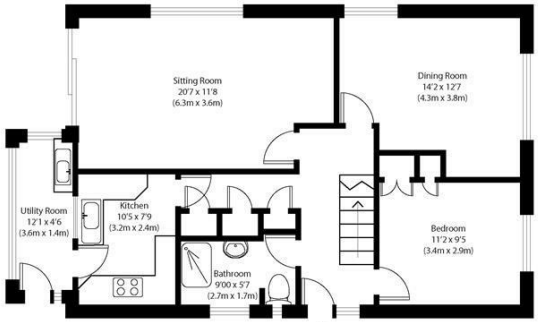
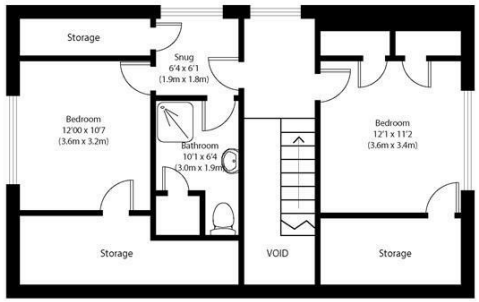


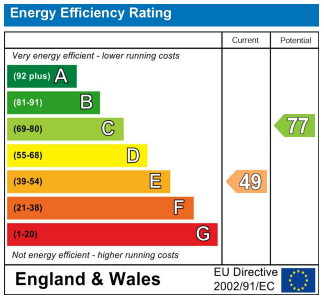
Ground Floor



First Floor

Area Map

Energy Efficiency Graph



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.

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