

# Foxhall



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## Lilac Cottage Nacton Road

Levington, Ipswich, IP10 0LE

Guide price £450,000



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## Summary Continued

Inside the accommodation comprises a main entrance hall with a very handy downstairs W.C., a 16'4" x 13'5" kitchen/diner and a 18'6" x 12'1" lounge with impressive inglenook style floor to ceiling fireplace. Upstairs there are two bathrooms, one of which is en-suite, there are three double size bedrooms in total with a huge separate family bathroom 10'1" x 9'3" off the main landing.

The property enjoys one of the most idyllic of locations in one of east Suffolk's most sought after villages.

Levington has a very good community feel and active social scene involving both the church, village hall and the Levington Ship pub, operated by Deben Inns and can be personally recommended by the valuer.

Within a minutes walk there are delightful footpaths down to the River Orwell and nature reserve, you can walk in a variety of directions. Just up the road there is the highly sought after Levington marina and access onto the A14 and subsequent A12 is just a five minute drive away.

There are magnificent views over the fields towards the river Orwell with seating areas to sit on a summers evening and de-stress after a busy workday. Inside the property could benefit from upgrading, refurbishment and modernisation but offers extremely spacious accommodation.

The property benefits from a modern replacement boiler which is only four years old and has wooden double glazed windows in a Georgian style. Above all the property has no onward chain making it extremely attractive to potential purchasers.

## Agents Notes

Please note that there are internal steps between rooms on both floors.

## Main Reception Hallway

16'8" x 8'11" (5.08m x 2.72m)

Wooden front entrance door, main staircase rising to first floor, radiator. Doors to kitchen and lounge area off further door to inner lobby with radiator, with door leading through to downstairs cloak-room.

## Cloak Room

W.C. and wash basin, window to front.

## Inner Hallway

With steps down to Kitchen/Diner

## Kitchen/Diner

16'4" x 13'5" (4.98m x 4.09m)

The focal point in this room is the gorgeous deep blue coloured electric AGA, inset into a lovely brick built inglenook style surround with bressumer beam and adjacent Siemens double oven with cupboards above and below and a tall larder cupboard, inset butler sink into marble worksurface, plus a selection of other units including glazed display cabinets. Herringbone and beam feature wall, additional ceiling beams and a bow window overlooking the garden which is easterly facing making this a lovely sunny room especially in the mornings, glazed door that leads directly out onto the garden and has two windows.

## Dining Room

11'6" x 9'8" (3.51m x 2.95m)

Bow window to front, double radiator and door to built in cupboard with shelving and door through to lounge.

### **Lounge**

18'6" x 12'1" (5.64m x 3.68m)

The focal point of the room is a gorgeous floor to ceiling inglenook style fireplace brick built chimney breast (may need attention prior to use) incorporating a bressumer beam, open stairs leading to first floor, double radiator and a single radiator, bow window the front and a separate window the front, wall light points, beams, open stairs leading to the first floor and a radiator.

### **Kitchen Two**

12'1 x 9'6" (3.68m x 2.90m)

1 1/2 bowl sink unit, also single bowl sink unit, tiled floor, ample kitchen units, ample work surfaces, base drawers, cupboards and eye level units, window to front, glazed door to front making this a lovely sunny room especially in the mornings. Wall mounted ideal boiler which has been regularly serviced, space and plumbing for washing machine.

### **First Floor Landing (two)**

Two doors to a cupboard, housing a Joule water tank and system, window to the side, deep over stairs shelved cupboard with radiator and ample space for storage of clothes, slatted shelving so superb to use as an airing cupboard. Steps up to bedroom three.

### **Bedroom Three**

11'7" x 9'7" (3.53m x 2.92m)

Window to the front, double radiator, vanity unit wash basin with cupboards beneath. Door to main landing. This room can be accessed via both landings, Jack and Jill style.

### **Landing**

9'2" x 4'7" (2.79m x 1.40m)

Rooflight window to rear making this lovely full of light and natural sunshine, a radiator, two steps down to the main bedroom and door to the family bathroom .

### **Bedroom Two**

12'3" x 11'9" (3.73m x 3.58m)

Radiator, fully fitted bedroom units comprising two built in double wardrobes on either side of the room with shelving and double height hanging space, dressing table with matching triple drawer units on either side, beam, window to front, overlooking the garden.

### **En-suite Bathroom**

Modern replacement Mira shower with shower board backing in large double size walk-in shower enclosure with curved screen, window to the side wash basin, W.C, double radiator, tiled on one wall, access to a loft space, recessed ceiling spotlights, access to a loft space, door to very large walk-in cupboard with a light in.

### **Family Bathroom**

10'1" x 9'3" (3.07m x 2.82m)

Large family bathroom with easterly facing window making this room particularly full of sunshine and natural light, with large bath with a Mira shower over, Armitage Shanks sanitary ware with a large sink and W.C, tiled walls, double radiator.

### **Bedroom One**

15'11" x 14'6" (4.85m x 4.42m)

With a feature beamed and inset brick wall to the end with a window to the side which is southerly facing with lovely views. There is also a window to the front making this double aspect room full of natural light. Radiator and horizontal beams running the full width of the rooms along with ceiling beams adding ample character.

### **Front Garden**

Approached via a very impressive pair of metal gates and a high curved brick wall on the other side creating a prestigious feel on entering into the property. There is an extensive block paved driveway parking and space for turning providing off road parking for several vehicles.

The garden is south-east facing and is an absolute suntrap and extremely pleasant for sitting having a morning cuppa, afternoon glass or wine or for alfresco dining. There is a private seating area with a pergola and a small decking area and benefits from outside lighting and a stable /cart lodge.

The front garden is neatly maintained and low maintenance being largely laid to lawn with inset shrubs and flowers and a separate shrub border and beautiful rose bushes.

Please note all the garden is at the front, there is no rear garden.

### **Cart Lodge/Stable**

20' x 11' with stable doors, solid flooring, supplied with power and light and rarely seen in any property a smoke house where the owner smoked award winning hams.

### **Levington And The Surrounding Area**

The property enjoys one of the most idyllic of locations in one of east Suffolk's most sought after villages.

Levington has a very good community feel and active social scene involving both the church, village hall and the Levington Ship pub, operated by Deben Inns and can be personally recommended by the valuer especially the double decker sausage sandwiches.

Within a minutes walk there are delightful footpaths down to the River Orwell and nature reserve, you can walk in one of the variety of directions. Just up the road there is the highly sought after Levington marina and access onto the A14 and subsequent A12 is just a five minute drive away.

There are magnificent views over the fields towards the river Orwell with seating areas to sit on a summers evening and destress after a busy workday.

**Agents Notes**

Tenure - Freehold

Council Tax Band - D

Please note, there is no rear garden to the property.









## Road Map



## Hybrid Map



## Terrain Map



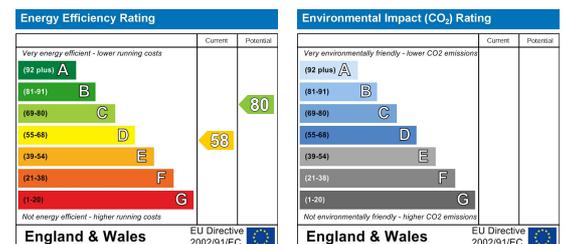
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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