

Dormers, Upper Street, Witnesham, Ipswich, IP6 9EW



**Freehold**

Offers in Excess of

**£400,000**

Subject to contract

**No Onward Chain**

**3 bedrooms**  
**2 reception rooms**  
**Bathroom & Cloakroom**



Offered for sale with no onward chain is this detached property which is set in the popular Suffolk village of Witnesham.

# Some details

## General information

Situated in the village of Witnesham, which is located to the north of Ipswich, is this individual three bedroom detached property that is offered for sale with no onward chain. Along with a spacious sitting/dining room, there is a first-floor shower room, double glazed windows and oil-fired central heating (not tested). Parking is provided in the form of a driveway and a single garage.

The accommodation is accessed via a reception hall which has stairs to the first floor. The sitting room is located to the front, with dual aspect outlook and feature fireplace. This opens into the dining area which has a window to the side and patio doors opening onto the rear garden. The kitchen is located to the rear and is well equipped with a range of base units, wall cupboards, worktops and drawers. From the kitchen there is a door into the integral garage and a door into the utility room which has a sink and base unit, with a door to the rear garden, and a further door to the cloakroom, comprising of a basin and WC.

The first floor landing provides access to all three bedrooms and the family bathroom. Bedrooms one and two are both impressively sized double bedrooms with built-in wardrobes and bedroom one also has a basin. Bedroom three is located to the front and there is a modern shower room comprising of a shower, basin and WC.

## Reception hall

## Cloakroom

## Sitting room

19' 11" x 12' 11" (6.07m x 3.94m)

## Dining room

11' 11" x 11' (3.63m x 3.35m)

## Kitchen

14' x 11' (4.27m x 3.35m)

## Utility room

5' 10" x 5' 4" (1.78m x 1.63m)

## Landing

## Bedroom one

16' 8" x 11' 11" (5.08m x 3.63m)

## Bedroom two

16' 9" x 10' 11" (5.11m x 3.33m)

## Bedroom three

9' 2" x 8' 6" (2.79m x 2.59m)

## Bathroom

7' 6" x 5' 2" (2.29m x 1.57m)

## Outside

The property is recessed from the road by a front garden which is predominately laid to hard standing and provides parking for a number of vehicles. This leads to an integral garage which has an up and over door to the front elevation and measures approximately 19' 4" x 9' 1". To the rear of the property there is a garden which is predominately laid to lawn with a range of trees, flower beds and shrubs.

## Location

The property is situated in the popular village of Witnesham which lies to the north of Ipswich. The property is located within close proximity to a local public house, golf course and a nearby primary school. Ipswich, the county town of Suffolk, is located a short travel distance away and offers a wider range of everyday facilities and amenities. Westerfield railway station is also within easy reach.

## Important information

We understand that mains electricity, water and drainage are connected to the property. The property has oil fired central heating.

Tenure - Freehold.

Council tax band D.

EPC rating E.

## Directions

Leaving Ipswich in an easterly direction along Crown Street, bear left onto Soane Street. At the T junction, bear left onto Bolton Lane and proceed up the hill. With the Woolpack directly in front of you, bear half left onto Westerfield Road and follow this out of town until reaching the roundabout with Valley Road. From here, proceed straight over passing through the village of Westerfield and into Witnesham. Upon passing the War Memorial on the left, follow the road up the hill where the property can be found on the right-hand side, just prior to the turning for Coopers Way, identified by a Fenn Wright board.

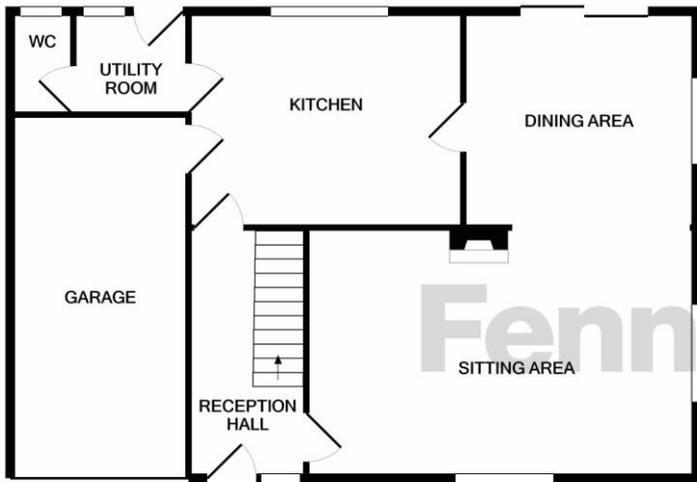
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

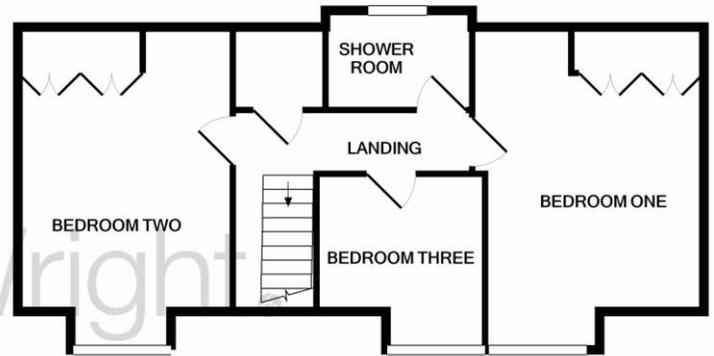
[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01473 232 700



GROUND FLOOR



1ST FLOOR

To find out more or book a viewing

**01473 232 700**

[fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

**Consumer Protection Regulations 2008**

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

