

Rose Cottage, Rose Hill, Witnesham, Ipswich, IP6 9HX



**Freehold**

Guide Price

**£500,000**

Subject to contract  
Village location

3 bedrooms  
2 reception rooms  
Kitchen/breakfast room  
Parking for numerous cars





## Some details

### General information

Situated on the edge of the sought-after village of Witnesham and with views over the Golf Course and countryside is this three bedroom detached cottage. Witnesham is located to the North of Ipswich with many amenities nearby including Fynn Valley Golf Course and excellent access to Westerfield train station.

The property has been extended to provide an 18' kitchen/breakfast room overlooking the garden, as well as a separate sitting room, dining room and conservatory. It also has solar panels, oil fired central heating, double glazing and parking for numerous cars.

The accommodation comprises an entrance porch with a door into the sitting room which has an exposed brick fireplace with wood burner and bespoke alcove storage. There is a window to the front, opening to the dining room, door to the hall and double doors to the conservatory. The conservatory overlooks the side garden with double doors to the garden. The dining room has a dual aspect, oak flooring and a door to the hall.

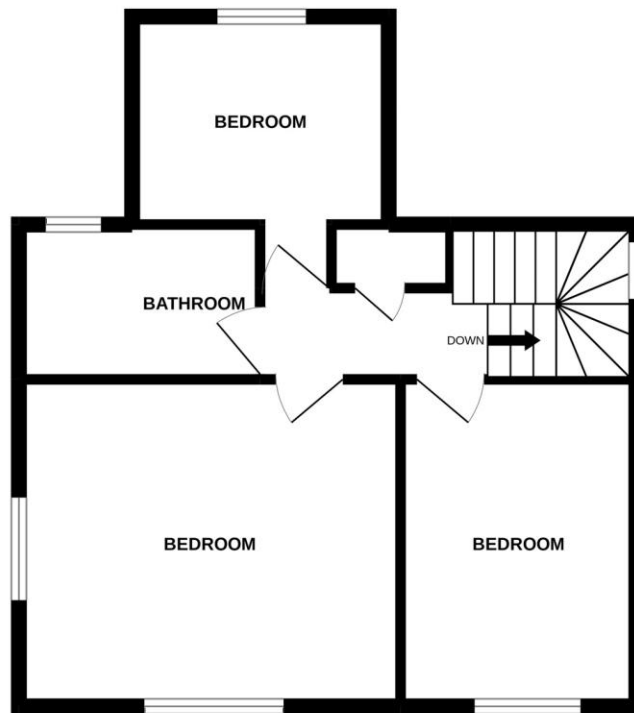
The inner hall is of a good size and has been used as a study area with a storage cupboard, window to the rear and doors to the cloakroom and kitchen/breakfast room. The cloakroom has a white WC, basin and window to the rear. Overlooking the rear garden is the kitchen/breakfast room which has a tiled floor. The kitchen area has a window to the rear and a door to the lobby which has a further door to the garden. There is a range of base and eye level units, wooden work surfaces, sink and integrated double oven and hob. The breakfast area has a corner window overlooking the side garden with double doors onto the patio.

The first floor landing has doors off to three bedrooms and the bathroom with basin, WC and bath with shower over. The main bedroom has a dual aspect and built-in wardrobes.

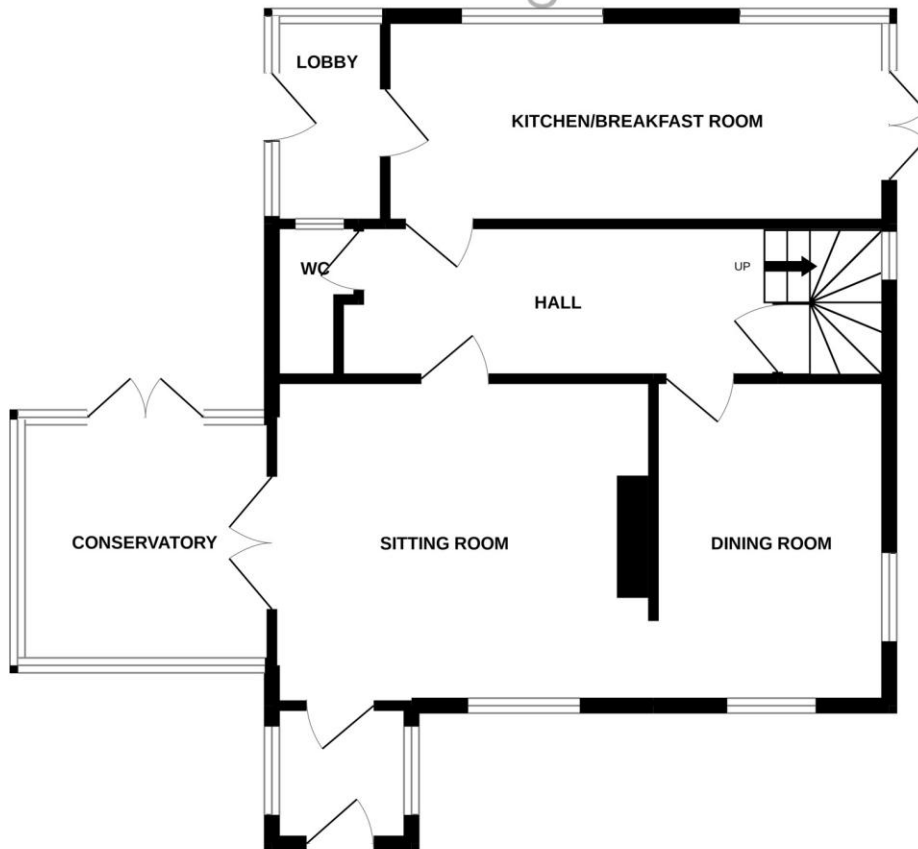


Situated just outside the village of Witnesham to the North of Ipswich is this extended detached cottage with views over the Golf Course and countryside.

1ST FLOOR



Fenn Wright® GROUND FLOOR







#### Porch

#### Sitting room

14' 2" x 12' 2" (4.32m x 3.71m)

#### Conservatory

9' 6" x 9' 3" (2.9m x 2.82m)

#### Dining room

12' 2" x 8' 9" (3.71m x 2.67m)

#### Hall/Study

16' 5" x 5' 10" (5m x 1.78m)

#### Cloakroom

5' 8" x 2' 5" (1.73m x 0.74m)

#### Kitchen/breakfast room

18' 9" x 7' 9" (5.72m x 2.36m)

#### Lobby



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Particulars for Rose Cottage, Rose Hill, Witnesham, Ipswich, IP6 9HX

## Landing

### Bedroom one

13' 3" x 12' 9" (4.04m x 3.89m)

### Bedroom two

12' 2" x 8' 7" (3.71m x 2.62m)

### Bedroom three

9' 9" x 8' 6" (2.97m x 2.59m)

### Bathroom

9' 9" x 8' 6" (2.97m x 2.59m)

## Outside

The property sits in an elevated position with a block paved driveway and steps to the front door with various shrubs and borders. A five bar gate leads to a further parking area providing parking for three/four cars with high level hedging and fencing.

Double gates lead into a generous garden with an extensive patio area to the immediate rear of the property. The garden is predominantly laid to lawn and the left hand side of the garden is accessed via a tiered garden and steps. It is enclosed by hedging and there is a wooden shed. To the left of the property is a further side garden and a brick outhouse/shed.

## Location

Witnesham is a sought-after village which lies to the North of Ipswich within easy reach of main commuter links including a station at Westerfield and mainline station at Ipswich. Ipswich Sports Club and Fynn Valley Golf Club are within easy reach. There are many popular public houses and restaurants nearby with open countryside on your doorstep.

## Agents note

The property has a number of solar panels which feed straight into the mains which can be offset against the energy bill.

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## Important information

We understand that mains electric, water and drainage are connected to the property. Oiled fired central heating.

Tenure - Freehold

Council tax band - D

EPC - tbc

## Further information

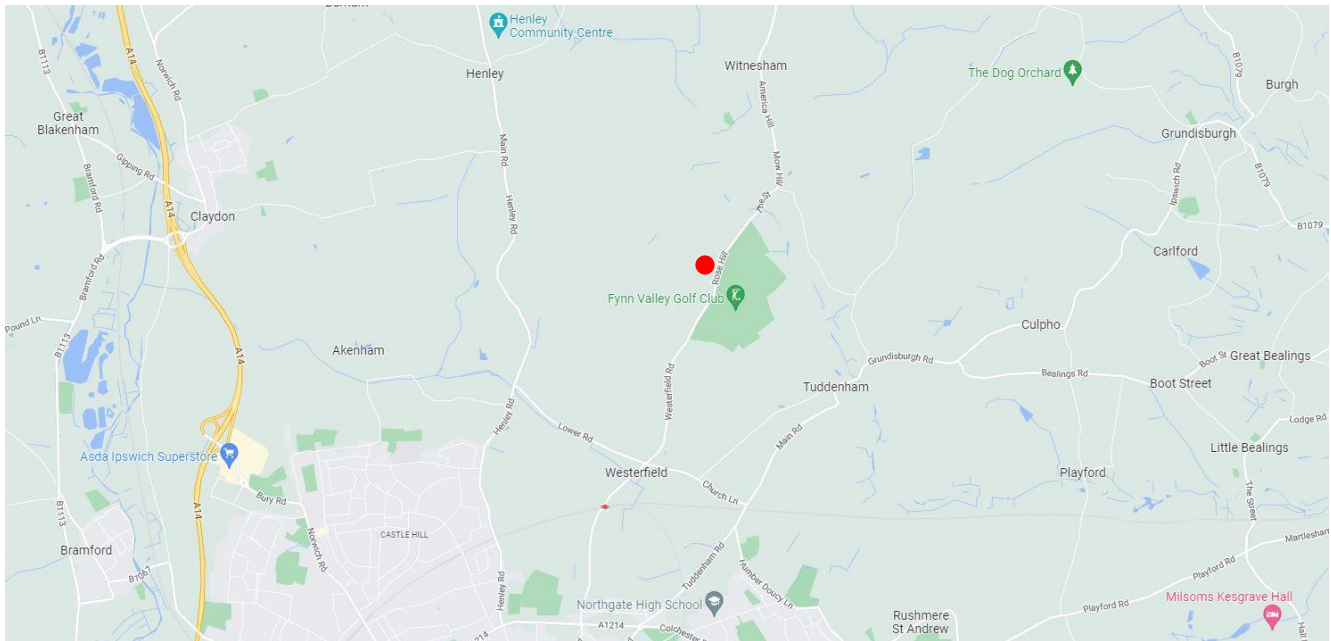
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

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





## Directions

Proceed out of Ipswich in a Northerly direction along Bolton Lane, joining Westerfield Road adjacent to the Woolpack public house, continue for some distance and at the roundabout continue straight over and pass through the village of Westerfield. Continue for some distance where the property can be found on the left before reaching Witnesham and can be identified by a Fenn Wright board.

To find out more or book a viewing

**01473 232 700**

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