

2 Railway Cottages, Felixstowe Road, Nacton, Ipswich, IP10 0DJ



**Freehold**

Guide Price

**£650,000**

Subject to contract

**Rarely available**

3 bedrooms  
4 reception rooms  
2 bathrooms  
1 bedroom annexe



## Some details

### General information

Set in a rarely available non estate position on the outskirts of the desirable villages of Nacton and Levington is this individual substantially extended three bedroom semi-detached late Edwardian period cottage and a separate one bedroom detached bungalow annexe which offers super access to the A12/A14. The cottage is located on a plot approaching 0.4 of an acre and is predominantly encompassed by open paddocks, woodland with the Felixstowe railway line to the front beyond which are open fields and farmland.

The cottage has been sympathetically extended and updated throughout by the existing vendor and successfully fuses a wealth of period charm and character with the requirements of modern living such as an en-suite shower room to the main bedroom. There is a detached double garage and parking for a number of vehicles.

To the front of the property is the living room which has a feature exposed brick wall, an inset wood burner and wood effect floor. Adjacent to this is the snug which has a wooden floor and exposed brick wall with a feature bread oven. A particular feature of this room is the stained glass door depicting a railway train, there are also stairs to the first floor. An opening leads into the impressive sitting room which has a wood floor, dual aspect outlook with French doors onto the rear garden. To the rear of the snug is the dining room/conservatory which is of upvc construction overlooking the rear garden and a door to the garden. There is an opening to the kitchen which is well equipped with an extensive range of base units, wall cupboards, work tops, drawers and a breakfast bar.

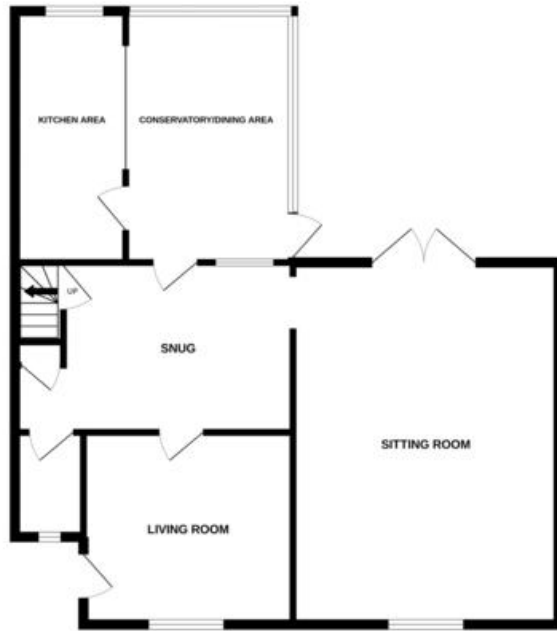
The landing provides access to all three bedrooms and the family bathroom. The main bedroom, which mirrors the sitting room below, is of particularly generous proportions with built-in wardrobes. The en-suite has a double shower, basin and WC. Bedroom two is a good size double bedroom located to the rear and has a feature fireplace. Bedroom three is situated to the front. Both bedrooms two and three have fitted wardrobes. The family bathroom comprises a bath, basin and WC.

In addition to the main accommodation there is a detached one bedroom annexe. It has an open-plan sitting room with French doors to the garden and window to the side. The kitchen/dining area has a range of base units, wall cupboards, work tops, drawers and there is an integrated oven, hob and hood. The annexe bedroom has built-in wardrobes and there is a shower room comprising a basin, WC and shower.



A substantially extended period cottage with one bedroom detached annexe bungalow set on a plot approaching 0.4 of an acre

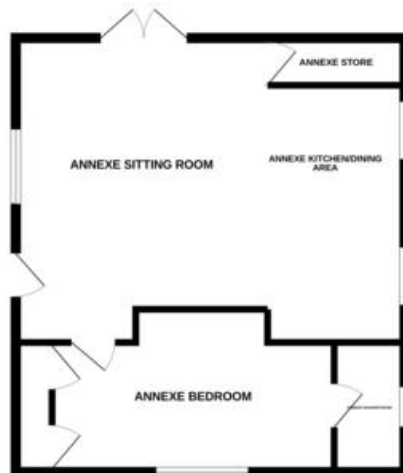
GROUND FLOOR



1ST FLOOR



DETACHED ANNEXE





**Living room**  
12' x 11' (3.66m x 3.35m)

**Snug**  
13' 2" x 9' 10" (4.01m x 3m)

**Walk-in storage cupboard**  
6' x 3' 11" (1.83m x 1.19m)

**Sitting room**  
20' 9" x 15' 3" (6.32m x 4.65m)

**Conservatory/dining area**  
14' 6" x 9' 7" (4.42m x 2.92m)

**Kitchen area**  
14' 5" x 6' 4" (4.39m x 1.93m)

**Landing**

**Bedroom one**  
20' 9" max x 15' 3" (6.32m x 4.65m)

**Ensuite**  
9' 5" x 7' 11" (2.87m x 2.41m)

**Bedroom two**  
11' 3" to wardrobes x 9' 9" (3.43m x 2.97m)

**Bedroom three**  
8' 10" x 8' to wardrobes (2.69m x 2.44m)

**Bathroom**  
11' 1" x 5' 6" (3.38m x 1.68m)



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Particulars for 2 Railway Cottages, Felixstowe Road, Nacton, Ipswich, IP10 0DJ

## Annexe

### Sitting room

17' 6" x 14' 9" (5.33m x 4.5m)

### Kitchen/dining area

14' 6" x 7' 10" (4.42m x 2.39m)

### Bedroom

16' 2" to wardrobes x 9' 8" (4.93m x 2.95m)

### Shower room

7' 5" x 4' (2.26m x 1.22m)

### Outside

The property is recessed by a private driveway which serves just this and the neighbouring property. To the front there is a large parking area which is predominantly laid to shingle.

Immediately to the rear of the property there is a well established garden which is mainly laid to lawn with an extensive range of trees, flower beds and shrubs. An archway leads into a further garden area beyond which there is a raised swimming pool and decking area.

In addition to this there is a paddock which is laid to lawn and enclosed by fencing. There is also a detached double garage which measures approx. 22' 8" x 17' 7" and has an up/over electric door to the front elevation, eaves storage along with power and light connected. There is also a single garage which provides additional storage and parking.

### Location

The property is conveniently situated for access to the A12/A14 trunkroads. The property is also conveniently situated for access to Ipswich itself and within easy travel distance there are an array of amenities including a Sainsbury's supermarket and B&M.

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### Important information

Council Tax Band - C

Services - We understand that mains water and electricity are connected to the property. There is a cesspit.

Tenure - Freehold

EPC rating - D; Annexe EPC rating - B

Our ref – SDG

### Further information

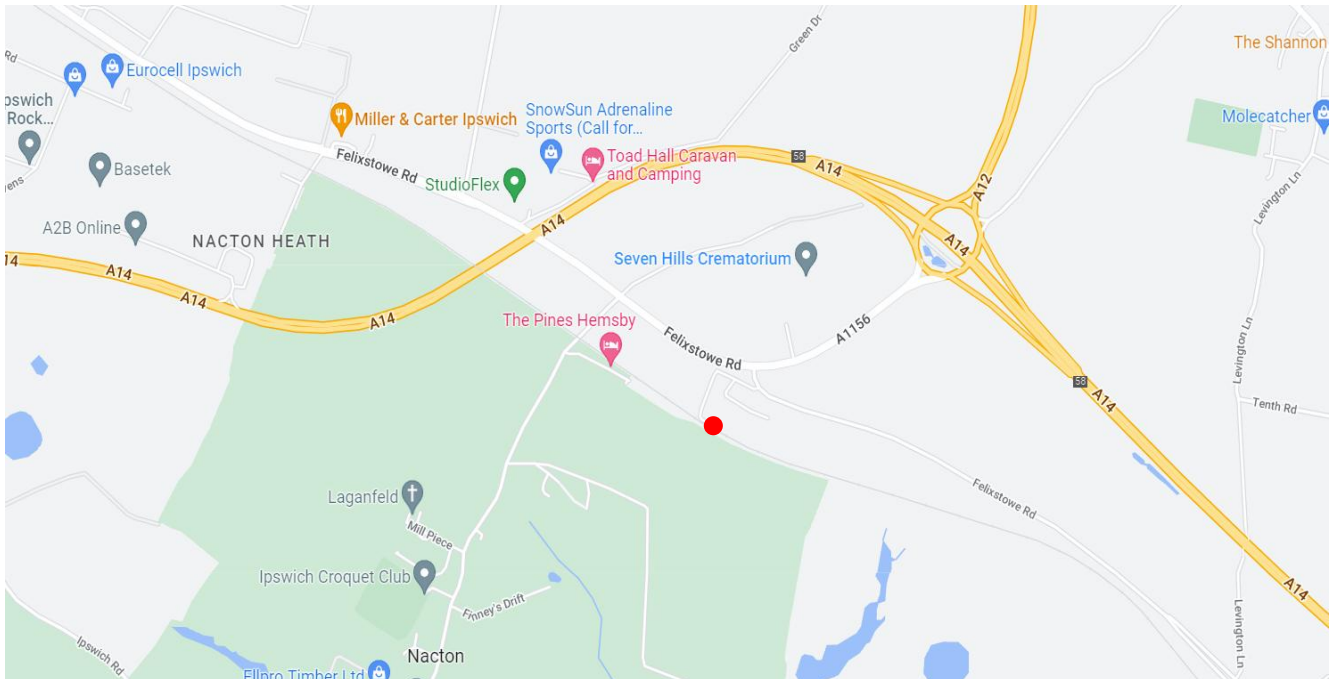
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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





## Directions

Leaving the A14 at Junction 58 take the exit signposted for Ipswich, Levington and Nacton village onto the A41156. Upon passing the Seven Hills Crematorium on the right hand side take a left turn onto the Felixstowe Road signposted for Levington. From here immediately turn right onto the layby track and proceed along to the end following the track to the left, passing through some trees and woodland. The cottage can then be found at the end of the track adjacent to the Felixstowe railway line.

To find out more or book a viewing

**01473 232 700**

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