



Greenfields | Ipswich Road | Gosbeck | IP6 9SQ

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# Greenfields, Ipswich Road, Gosbeck, Suffolk, IP6 9SQ

*“A superb opportunity to acquire this four-bedroom detached family home offering spacious and flexible family living, generously sized gardens, garage, off-road parking and delightful far reaching countryside views.”*

## Description

A spacious four-bedroom detached family home situated in the popular village of Gosbeck approximately eight miles from Ipswich and five miles from Debenham.

The accommodation comprises: entrance porch, entrance hall, sitting room, dining room, playroom, garden room, kitchen, first floor landing, four bedrooms, family bathroom and en-suite to master bedroom.

The property offers spacious easy flowing family living, master bedroom with en-suite, a delightful garden room, oil fired central heating and double glazing.

Outside to the front a gravel driveway provides off-road parking and access to the single garage. A side gate leads down the side of the property and into the rear garden. The rear garden is approximately 150ft in length (not measured) and mainly laid to lawn with well-stocked flower and shrub borders, small trees and delightful patio ideally placed to enjoy the garden and countryside views beyond.

## About the Area

Gosbeck is a small hamlet approximately eight miles north of Ipswich. There is a village hall and church with nearby villages including Crowfield, Ashbocking, Henley and Coddenham.

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

Glazed door with windows to either side to:

## Entrance Porch

Part-vaulted ceiling, wall-light, window to side elevation, quarry tiled flooring and UPVC door to:

## Entrance Hall

Stairs to first floor, radiator, coved ceiling, solid wood flooring and doors to:

## Cloakroom

Comprising low-level flushing w.c., wall-mounted sink unit with tiled splash back, coved ceiling and frosted window to side elevation.

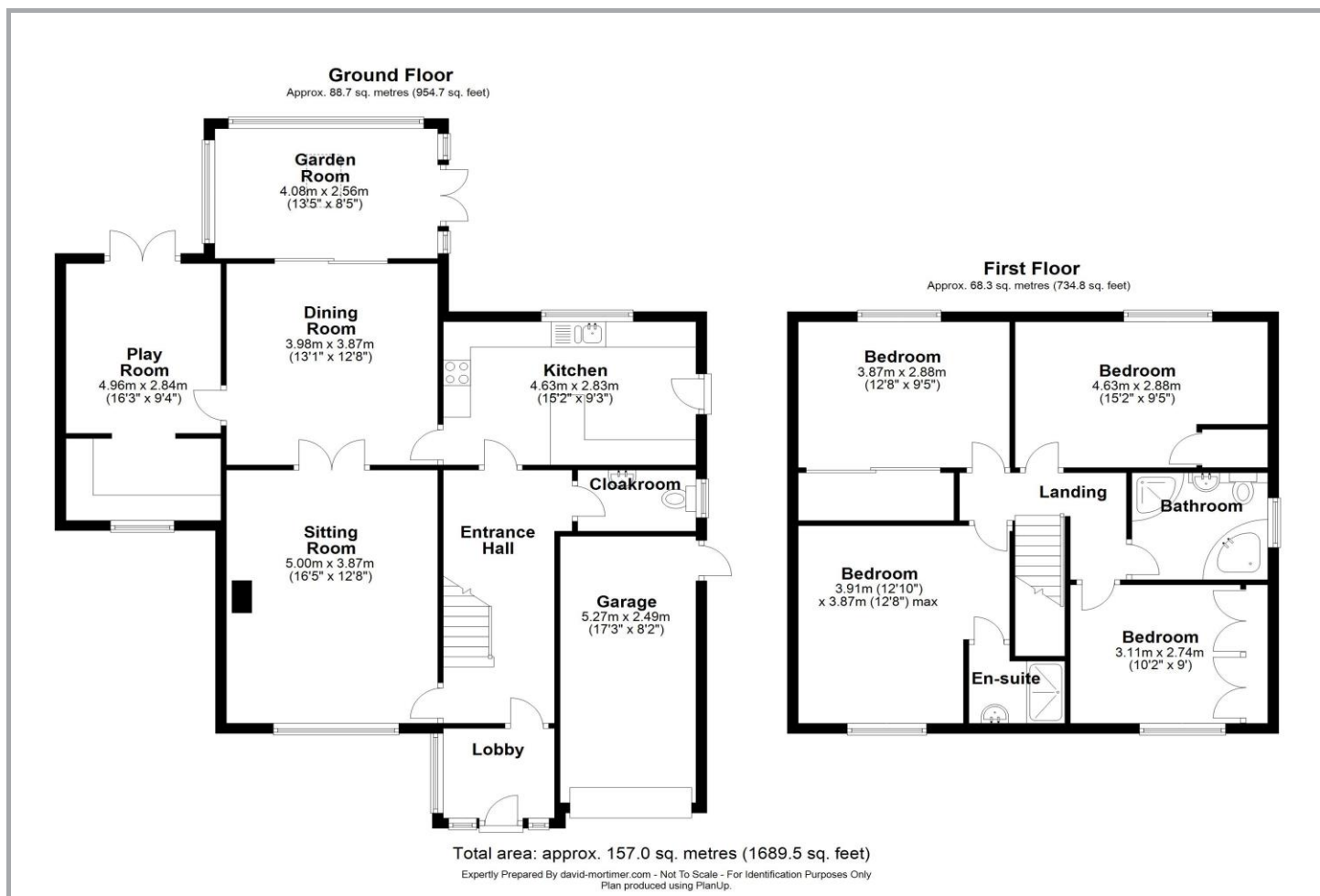
## Sitting Room Approx 16'5 x 12'8 (5.00m x 3.87m)

Window to front elevation, radiator, solid wood flooring, feature fireplace with wood burning stove, tiled hearth, coved ceiling and double doors opening to:

## Dining Room Approx 13'1 x 12'8 (3.98m x 3.87m)

Sliding patio doors to garden room, radiator, coved ceiling, solid flooring, door to kitchen and door to:





**Playroom Approx 16'3 x 9'4 (4.96m x 2.84m)**

French doors to rear garden, window to front elevation, radiator, coved ceiling, wall-lights, access to loft space, work surface with base cupboards under, matching eye-level units and tall upright storage cupboard.

**Garden Room Approx 13'5 x 8'5 (4.08m x 2.56m)**

French door opening to rear garden, windows to rear and side elevations, Velux window, ceiling down-lighters and radiator.

**Kitchen Approx 15'2 x 9'3 (4.63m x 2.83m)**

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units incorporating glazed display units, tiled splash backs, breakfast bar with cupboards and drawer under, built-in four ring electric hob with Hotpoint electric oven under, space for dishwasher, space for washing machine, cupboard housing oil fired boiler, space for fridge, tiled flooring, coved ceiling, window to rear elevation and part-glazed door to side elevation.

**First Floor Landing**

Access to loft and doors to:

**Bedroom Approx 10'2 x 9' (3.11m x 2.74m)**

Window to front elevation, radiator, built-in wardrobe and drawers and coved ceiling.

**Family Bathroom**

Fitted with corner bath with mixer tap and separate hand-held shower attachment, vanity sink unit, low-level flushing w.c. with concealed cistern, corner shower cubicle with electric shower, fully tiled walls, vinyl flooring, ceiling down-lighters, heated towel ladder.

**Bedroom Approx 15'2 x 9'5 (4.63m x 2.88m)**

Window to rear elevation, radiator, coved ceiling and built-in airing cupboard housing hot water cylinder with slatted shelving.

**Bedroom Approx 12'6 x 9'5 (3.87m x 2.88m)**

Window to rear elevation, radiator, coved ceiling, wall-lights and fitted wardrobes.

**Master Bedroom Approx 12'10 x 12'6 max (3.91m x 3.87m max)**

Window to front elevation, radiator, coved ceiling, wall-light and door to:

**En-Suite Shower Room**

Comprising shower cubicle, inset ceramic sink, storage cupboards, heated towel ladder, tiled flooring and fully tiled walls.

**Outside**

To the front of the property is a gravel driveway providing off-road parking and access to the single garage. The remainder of the garden is laid to lawn with inset trees and a wrought iron gate allows access down the side of the property and into the rear garden.

The rear garden is of good size and approximately 150ft in length sts (not measure) with beautiful views across the bordering fields and countryside beyond. The garden is well tended and mainly laid to lawn with well-stocked flower and shrub borders and delightful patio which is ideally placed to entertain and enjoy the garden and lovely views beyond. Also within the garden are a variety fruit trees, shaped vegetable beds, poly tunnel, useful timber shed and outside tap.

**Garage**

Up and over door, light and part-glazed personnel door to side elevation.



## Energy performance certificate (EPC)

Greenfields  
Ipswich Road  
Gosbeck  
IP6 9SQ

Energy rating  
**D**

Valid until: 16 January 2033  
Certificate number: 0992-0201-3907-7319-2014

Property type

Detached house

Total floor area

153 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



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