



Upper Street | Witnesham | Ipswich | IP6 9EW

Price £450,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

Upper Street, Witnesham, Ipswich, IP6 9EW

We are delighted to be offering for sale this 4 bedroom detached family home built in the early eighties and located in the village of Witnesham which is just 5 miles North of Ipswich with a short drive to the local public house The Barley Mow and Fynn Valley golf club. Arranged over 2 floors the property comprises; enclosed entrance porch, entry hall, spacious lounge, separate dining room, kitchen, G/F cloakroom, stairs to first floor leading to 3 double bedrooms and one single bedroom, master with en-suite shower room plus family bathroom. Further benefits double glazed throughout, oil fired central heating, garage plus ample off road parking, gardens front and rear, book your appointment to view.



PORCH

UPVC door with side panels into porch with further door into entrance hall.

ENTRANCE HALL

Carpeted flooring, stairs to first floor, storage under stairs, radiator, doors to lounge, dining, kitchen and cloakroom.

LOUNGE

21' 11" x 12' 9" (6.68m x 3.89m) Carpeted flooring, 2 radiators, feature brick open working fire, dual aspect double glazed windows to front and side aspect, double glazed patio doors to rear aspect, connecting door to dining room.



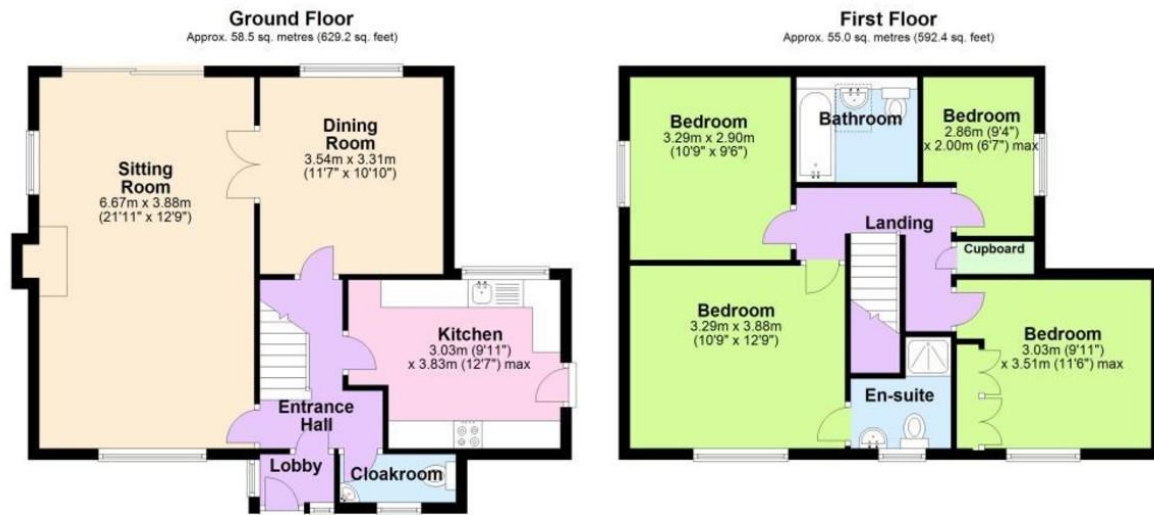
DINING ROOM

11' 7" x 10' 10" (3.53m x 3.3m) Carpeted flooring, radiator, double glazed window to rear aspect, connecting door to entry hall.

KITCHEN

12' 7" max x 9' 11" (3.84m x 3.02m) Comprising eye level with matching base units, roll edge work tops, electric cooker with stainless steel extractor hood, stainless steel sink with swan neck mixer tap, plumbing for washing machine and dish washer, space for fridge/freezer, space for under counter fridge, floor mounted Potterton oil fired boiler, tiled floor, radiator, double glazed windows to rear front aspect, double glazed door to side aspect.





Total area: approx. 113.5 sq. metres (1221.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

CLOAKROOM

Comprising low level WC, wash hand basin, radiator, double glazed window to front aspect, laminate flooring.

STAIRS

Carpeted stairs and landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 10' 9" (3.89m x 3.28m) Laminate flooring, radiator, double glazed window to front aspect, connecting door to en-suite.

EN-SUITE

Comprises low level WC, wash hand basin and shower cubicle shower off the mains, radiator, Dimplex wall heater, laminate flooring, double glazed window to front aspect.

BEDROOM 3

10' 9" x 9' 6" (3.28m x 2.9m) Laminate flooring, radiator, double glazed window to side aspect.

BEDROOM 2

11' 6" max x 9' 11" (3.51m x 3.02m) Laminate flooring, radiator, double glazed window to front aspect, 4 door built in wardrobe.

BEDROOM 4

9' 4" max x 6' 7" max (2.84m x 2.01m) Carpeted flooring, radiator, double glazed window to side aspect.

BATHROOM

7' x 6' (2.13m x 1.83m) Comprises low level WC, wash hand basin, bath with mixer shower attachment, electric shower off over, Chrome heated towel rail, vinyl floor covering, Velux sky light.

GARAGE

17' x 7' 11" (5.18m x 2.41m) Up & over roller door, power & lighting connected, side access door from garden.

OUTSIDE

Shingled driveway leading to garage, extra parking to front, lawn and tree to front side hedging, gate into rear garden which is mainly laid to lawn, variety of hedging to rear and side, side patio, oil tank behind garage, private enclosed rear garden.

COUNCIL

East Suffolk Council
Council Tax Band (D) £1,772.75

SCHOOL CATCHMENTS

Witnesham primary school and Claydon High school.

SERVICES

We understand all mains services are connected EXCEPT FOR MAINS GAS, Oil fired central heating.

Upper Street
Witnesham
IPSWICH
IP6 9EW

Energy rating

E

Valid until: 30 June 2033

Certificate number: 2260-5066-2070-0409-0071



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.