



Cobblers Corner | Hintlesham | Ipswich | IP8 3QW

Guide Price £275,000 Freehold



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estate agents

# Cobblers Corner, Hintlesham, Ipswich, Suffolk, IP8 3QW

CHAIN FREE - A charming two double bedroom end of terrace cottage enjoying period style features, ideally set in the desirable rural village of Hintlesham and surrounded by beautiful countryside, perfect for walks and convenient to Hintlesham Hall Golf Club and The George public house. The accommodation briefly comprises; sitting room, dining room and good-sized classic style fitted kitchen on the ground floor with landing, two double bedrooms and bathroom on the first floor. To the outside the frontage is shingled to provide off-road parking with fields opposite, whilst to the rear there is an attractive, well kept south-easterly facing garden with panoramic far-reaching views over a stream and meadows. Further benefits include traditional style sash windows to the front, double glazed windows to the side and rear, period style stripped wood panel doors, revealed brick corner feature fireplace and oil-fired central heating. Early viewing is highly recommended.



## TRADITIONAL STYLE SOLID WOOD FRONT DOOR TO

### SITTING ROOM

15' 6" max. x 11' 11" approx. (4.72m x 3.63m) Inset mat-well, traditional style single glazed sash window to front, two radiators, corner revealed brick feature fireplace, television and telephone points, stairs easing to first floor, two wall uplighters, period style stripped wood panel door to dining room.



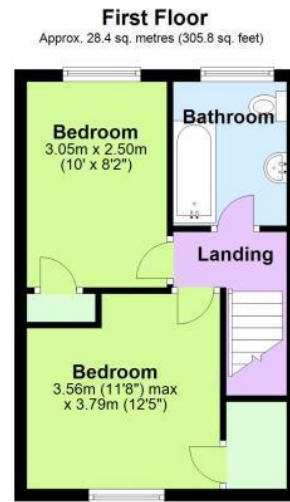
### DINING ROOM

15' 6" x 9' 9" approx. (4.72m x 2.97m) Dual aspect double glazed windows to side and rear, radiator, period style stripped wood panel door to kitchen.

### KITCHEN-BREAKFAST ROOM

17' 7" x 7' 8" approx. (5.36m x 2.34m) Dual aspect double glazed windows to side and rear, radiator, a range of base and eye level classic style cream fronted fitted cupboard and drawer units, matching tall larder cupboard, granite effect work surfaces and breakfast bar, inset stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset electric hob with extractor over, floor standing oil fired Worcester boiler, space for fridge-freezer, under counter spaces for washing machine and condenser tumble dryer, tiled splash backs, loft access, inset ceiling lights, wood effect luxury vinyl tile flooring, double glazed French doors opening out to patio and garden.





Total area: approx. 69.8 sq. metres (751.0 sq. feet)  
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

## **STAIRS WITH TRADITIONAL STYLE SPINDLE RAILED BANISTER RISING TO FIRST FLOOR**

### **LANDING**

Loft access, period style stripped wood panel doors to.

### **BEDROOM ONE**

12' 5" max. x 11' 8" approx. (3.78m x 3.56m) Traditional style single glazed sash window to front, radiator, television and telephone points, walk-in over stairs cupboard with shelving and clothes rails.

### **BEDROOM TWO**

10' x 8' 2" approx. (3.05m x 2.49m) Double glazed window to rear, radiator, built-in airing cupboard with radiator.

### **BATHROOM**

6' 10" x 6' 7" approx. (2.08m x 2.01m) Double glazed window to rear, radiator, panel bath with mixer tap and thermostatic shower with side screen, pedestal hand-wash basin, low level WC, tiled splash backs, inset ceiling lights, wood effect luxury vinyl tile flooring, extractor fan.

## **OUTSIDE**

To the outside the ample frontage has shared vehicle access for numbers 2 and 3 and is shingled to provide off-road parking, there are wonderful tree lined field views opposite. To the rear there is an attractive, well-kept south-easterly facing garden mainly laid to mature lawn with panoramic far-reaching views over a stream and meadows, an elevated paved patio with pagoda over which is entwined with vine, raised flower beds, a concrete pad for a shed or secondary patio area, a variety of trees and plants and an external tap and light. There is a plastic oil tank for the oil-fired boiler and a sunken Klargestep septic tank.

## KLARGESTER SEPTIC TANK SYSTEM

The sunken Klargester septic tank located in the garden of number 3 Cobblers Corner is used by numbers 1, 2 and 3 Cobblers Corner. It is currently emptied approximately once every ten months, the costs of emptying and servicing of the system is the equal responsibility of all three properties.

## BABERGH COUNCIL

Tax band B - Approximately £1,529.22 PA (2023-2024).

## SCHOOLS

Hintlesham and Chattisham Primary and Hadleigh High.

Energy performance certificate (EPC)			
Cobblers Corner Hintlesham IPSWICH IP8 3QW	Energy rating <b>D</b>	Valid until: 31 March 2033 Certificate number: 0320-2299-1240-2507-3511	
Property type	End-terrace house		
Total floor area	77 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).			
<b>Energy rating and score</b>			
This property's current energy rating is D. It has the potential to be B.			
<a href="#">See how to improve this property's energy efficiency.</a>			
The graph shows this property's current and potential energy rating.			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.			
For properties in England and Wales: the average energy rating is D the average energy score is 60			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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