



**Holywells Farm Cottages, Cliff Lane, Ipswich, IP3 0PG**

**welcome to**

## **Holywells Farm Cottages, Cliff Lane, Ipswich**

This beautiful cottage is situated in a unique location in Holywells Park and boasts exposed beams, four bedrooms, a modern fitted kitchen/diner, a ground floor bedroom/study with wet room, a 1st floor bathroom, off street parking and a timber frame annex in the rear garden.

### **Entrance Hall**

A staircase and doors to reception rooms.

### **Lounge**

Double glazed windows to the front and rear, patio doors to the garden, carpet flooring, exposed beams and supports, a feature panelled wall, a fitted wood burner with brick base and surround, TV point, two radiators and wall hung lights.

### **Kitchen/Diner**

Two double glazed windows to the front, a further double glazed window to the side, tiled flooring to the kitchen, wood effect flooring to the dining area, spotlights, eye and base level units in cream with wood effect worktop surfaces, a ceramic white sink plus drainer with black mixer tap, an integrated oven with gas hob and extractor hood, tiled splashback, an integrated dishwasher and space for an American fridge/freezer.

### **Utility**

A door to the garden, tiled flooring, a wall mounted gas fired boiler, spotlights, eye and base level units in cream with oak effect worktop surfaces, space for washing machine, one radiator and a storage cupboard.

### **Ground Floor Bedroom 4/Study**

French doors to the garden, grey wood effect flooring, one radiator, double glazed windows to the side and rear and a door to the en suite. This room could be used as a study.

### **En Suite Wet Room**

A fitted waterfall shower and shower attachment, double glazed window to the rear, white, stone effect panelled walls, chrome heated towel rail, low level WC and pedestal wash hand basin.

### **First Floor Landing**

Double glazed bay window to the rear with window seat, carpet flooring, spotlights, one radiator, an airing cupboard and loft hatch.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, one radiator and two fitted wardrobes.

### **Bedroom Two**

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

### **Bedroom Three**

Double glazed windows to the front, rear and side, carpet flooring, one radiator and a wall papered wall.

### **Bathroom**

Expansive bathroom boasting enclosed WC, a walk in shower with handle less glass enclosure, waterfall shower and shower attachment, dual vanity sinks with standalone oval sinks and chrome mixer taps, spotlights, extractor fan, partially tiled walls and double glazed window to the rear.

### **Outside:**

#### **Front Garden**

This property is accessed via a private road, where there is access to Holywells Park, there are two additional parking spaces in a communal car park at the front of the property, double gates, a separate gate leading to further parking and rear garden.

### **Rear Garden**

A beautiful tiered rear garden, which has been landscaped by the current vendors to include large patio seating areas, gated entry to the side, with double gate, a driveway, a separate rear gate, an outside tap and power, an EV charge point, grassed areas, a veranda and pergola, a canopy to the side, a further patio seating area, fruit trees and raised decking seating.

### **Timber Frame Annex**

With a hardy plank exterior and insulation.

### **Annex Kitchen/Lounge**

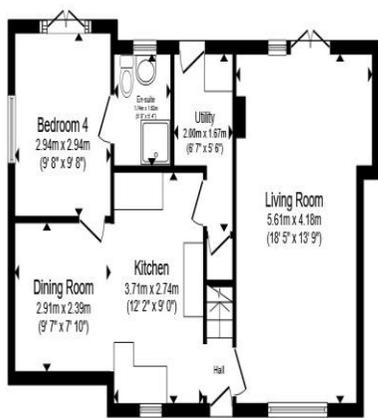
Double glazed windows to the side, doors to the front and side, wood effect flooring, electric radiators, TV point, spotlights, loft hatch, a kitchen area with handle less eye and base level units in high gloss white with wood effect worktop surfaces, a black sink plus drainer and chrome flexi mixer tap, tiled splashback, space for a cooker and dishwasher, an integrated fridge/freezer and a large breakfast bar area,

### **Annex Bathroom**

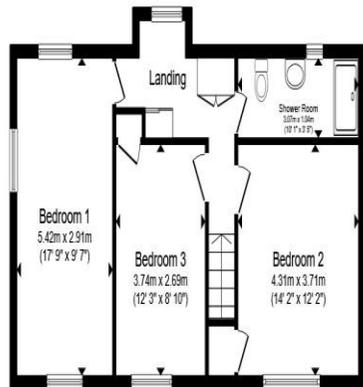
Enclosed WC with vanity sink, a walk in shower with handleless glass enclosure and electric shower, white heated towel rail, extractor fan and spotlights.

### **Annex Bedroom**

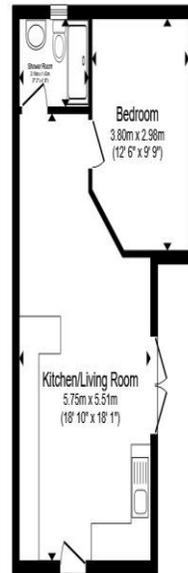
Double glazed window to the side, oak effect flooring one electric radiator, TV point and wall papered walls.



**Ground Floor**



**First Floor**



**Annex**

Total floor area 152.9 m<sup>2</sup> (1,645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Holywells Farm Cottages, Cliff Lane,  
Ipswich**

- Four bedrooms
- Beautiful cottage with exposed beams
- Modern fitted kitchen/diner
- Ground floor bedroom/study & wet room
- Off street parking & two further allocated parking spaces

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£425,000**



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