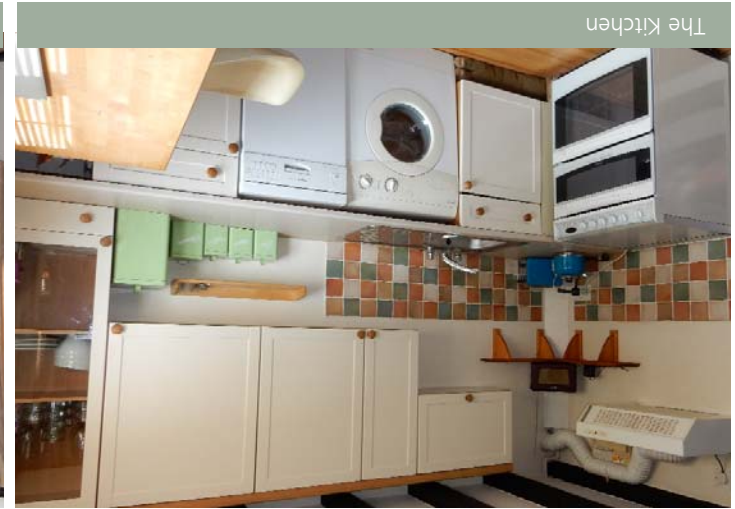




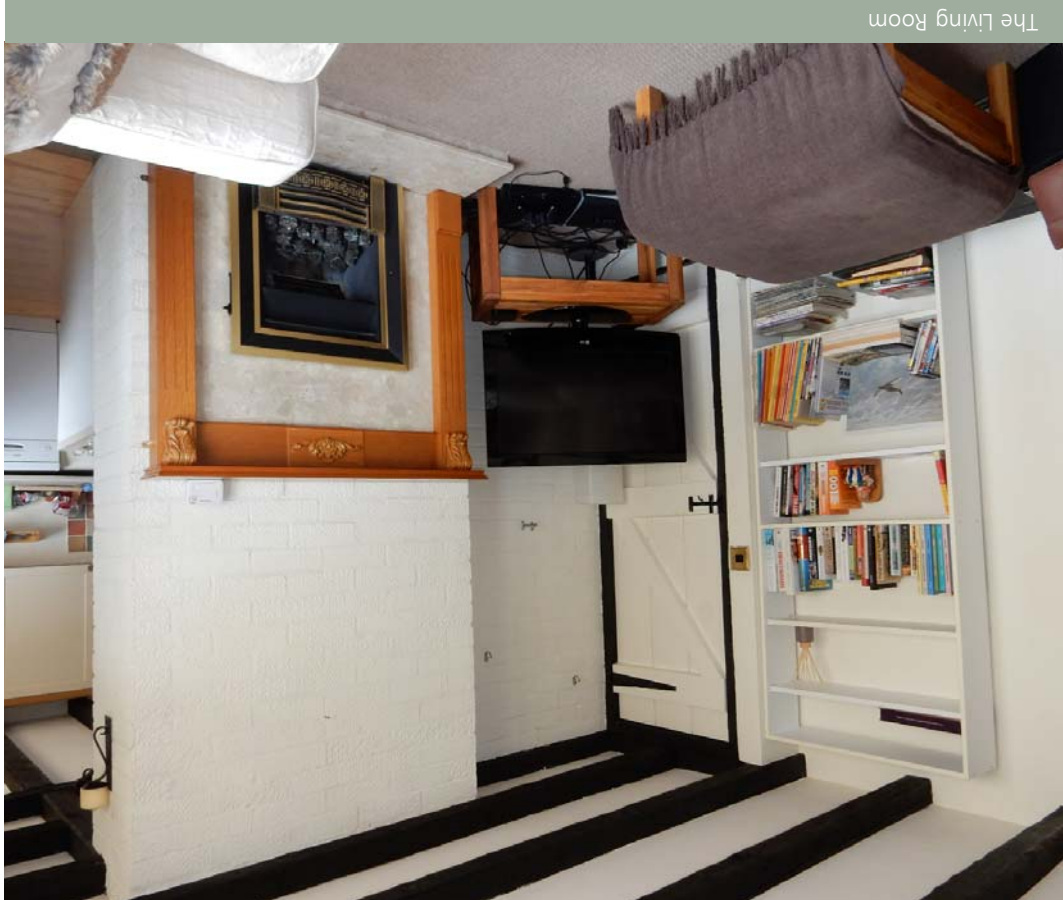
The Bathroom



Bedroom 1



The Kitchen



The Living Room



The Living Room



CULMHEAD COTTAGE

3 POST OFFICE LANE MARTLESHAM WOODBRIDGE IP12 4RQ

A distinctive individual detached cottage renovated to replicate the original XV111 Century cottage which stood on the site

Offers in the region of £225,000

Culmhead Cottage is approached by a shared unadopted Lane which leads down from The Street almost opposite the access to the recreation ground. The Red Lion Pub/Restaurant is only a short walk from the property while at nearby Martlesham Heath there is a Tesco Extra, M & S Simply Food, Next and other retail outlets. Woodbridge is the nearest small town sited on the west bank of the River Deben a stretch of tidal water much enjoyed by those who

sail and row, while for the less energetic there are appealing walks along the river bank. Woodbridge has highly regarded schools for students of all ages in the state and independent sectors, a number of restaurants, hotels, a library, swimming pool, cinema and a railway station from where services run through to Ipswich, Suffolk's county town. Frequent connections run from Ipswich through to London's Liverpool Street station. Culmhead Cottage has

painted and rendered elevations beneath the mellow tiled mansard roof and two dormer windows on the front elevation. Unusually for a small cottage there is a car parking space to one end of the house and a sheltered and enclosed garden designed for easy maintenance at the rear of the property. Culmhead Cottage would be equally suitable as a permanent or week-end home and provides the following accommodation.



The approach is by a door on the side of the property, glazed to the upper part and panelled below, which opens into

THE ENTRANCE LOBBY

with a sealed double glazed window overlooking the garden at the rear, radiator with thermostat, telephone point, tiled floor and a built-in cupboard with shelving. Doors lead to

THE LIVING ROOM

about 11ft 4ins maximum by 11ft 1ins with a gas coal effect fire with back boiler set in a stained surround with marble insert and hearth. Radiator with thermostat, sealed double glazed window with wooden venetian blind, exposed ceiling and wall timbers, two wall lights, aerial connection and fitted carpet. An opening beside the painted brick chimney breast gives access into

THE KITCHEN-BREAKFAST ROOM

about 10ft 3ins by 9ft 5ins with a stainless steel sink unit set in the long worktop with drawer and cupboards below, plumbing connections for a washing machine and dishwasher, open shelves to one end and wall cupboards above. Further worktop on the opposite wall, partly beneath the staircase, with space for a fridge and freezer with central drawer and cupboard and space at one end for a cooker. Radiator with thermostat, exposed ceiling timbers, spotlights, sealed double glazed window with wooden venetian blind, cooker hood and laminate flooring.

The open tread staircase, with thermostat to one side and exposed timbers, rises from the Entrance Lobby to a Lobby Landing with fitted carpet and doors to

BEDROOM 1

about 12ft by 11ft 2ins with a sealed double glazed dormer window, exposed timbers, radiator with thermostat, fitted carpet and a built-in cupboard with hanging rail and also housing the preinsulated hot water cylinder with immersion heater.

BEDROOM 2

about 10ft 9ins by 7ft 4ins with a sealed double glazed dormer window, radiator with thermostat, exposed timbers, access to the roof space and fitted carpet.

THE BATHROOM

is approached from the Entrance Lobby and is fitted with a P-shaped shower bath with curved screen, wall hung basin, WC, areas of tiling, downlighters, sealed double glazed window, heated towel rail, extractor fan and tiled floor.

THE SERVICES

Mains electricity, gas, water and drainage. Heating and hot water from the gas fired back boiler. Immersion heater. Telephone point. Aerial connection.

PARKING

there is space to park a car on the area of hardstanding beside the property.

THE GARDEN

in front of the house there is a border planted with lavender box and hostas. There is access at the end of the cottage beside the parking area through to the garden at the rear where there is a timber and felt roofed garden shed to one side. The garden behind the property has a circular paved patio bordered by gravel with beds beneath the tall timber fences which surround the garden. There is an outside light and tap and a brick paved path across the back of the cottage.

IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

COUNCIL TAX

Band B

TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

VIEWING

Strictly by prior appointment with the Agents please.

REFERENCE

J 12548 261016

