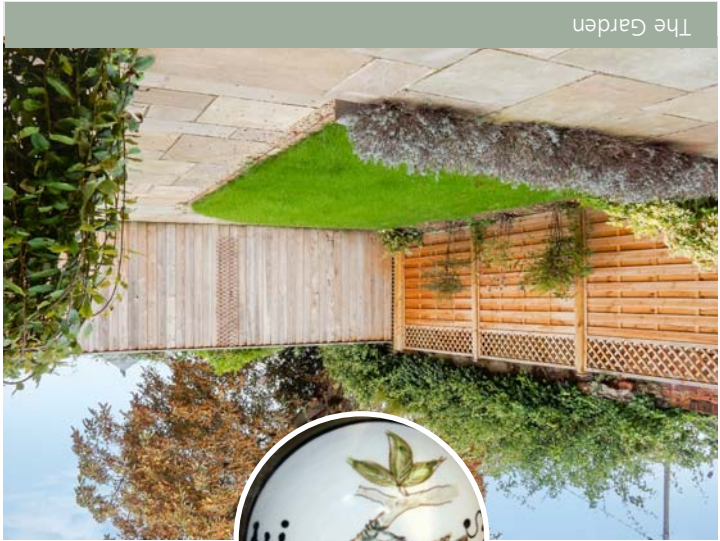
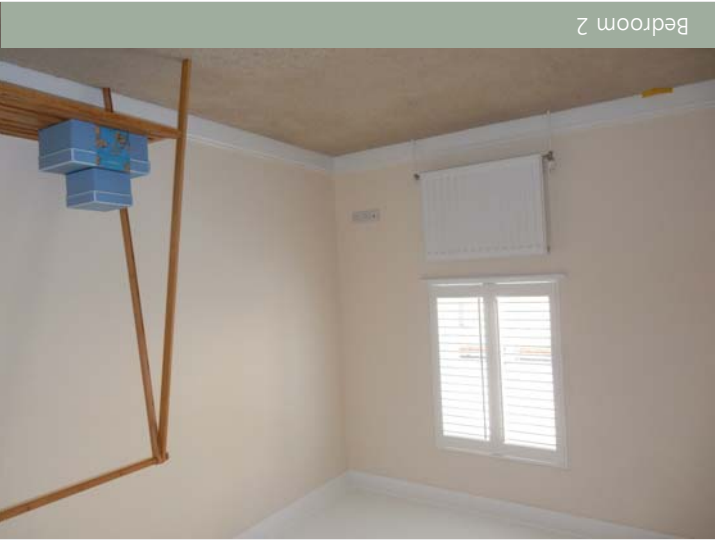


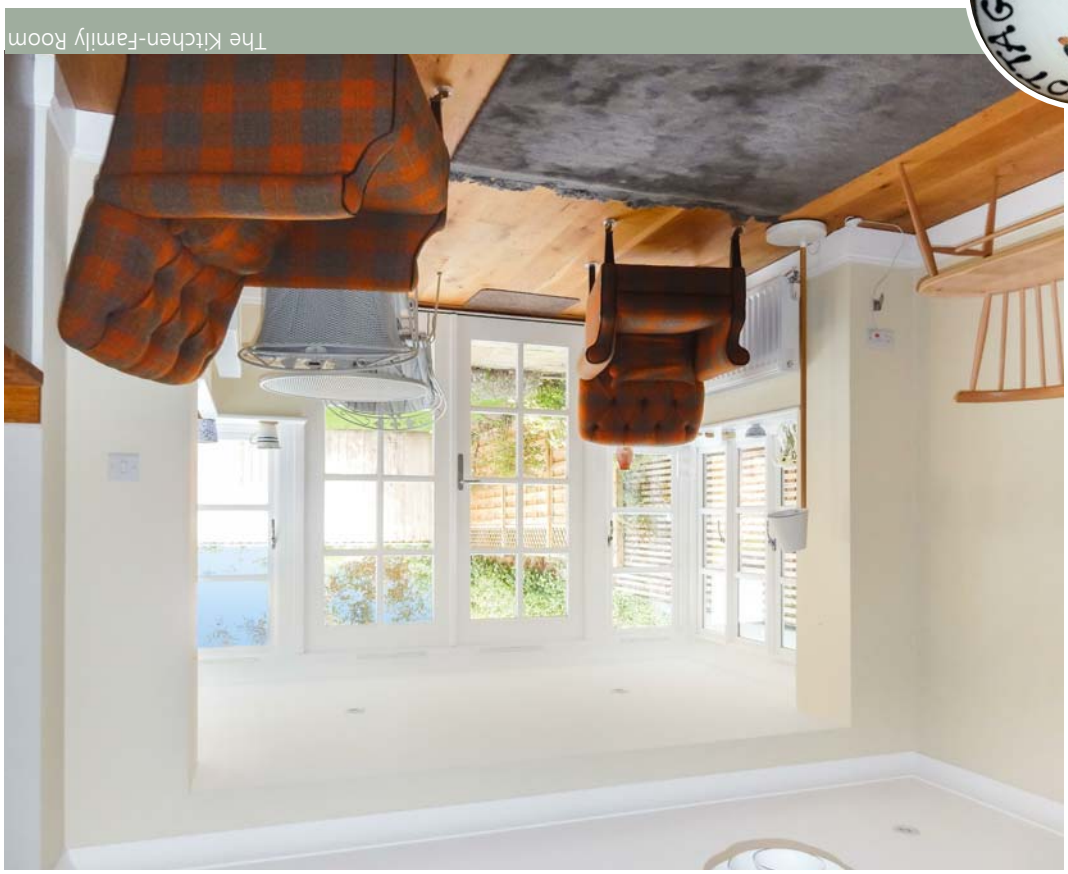
Bedroom 1



The Garden



Bedroom 2



The Kitchen-Family Room



The Kitchen-Family Room



# SPARROW COTTAGE

## CHAPEL STREET WOODBRIDGE SUFFOLK IP12 4NF

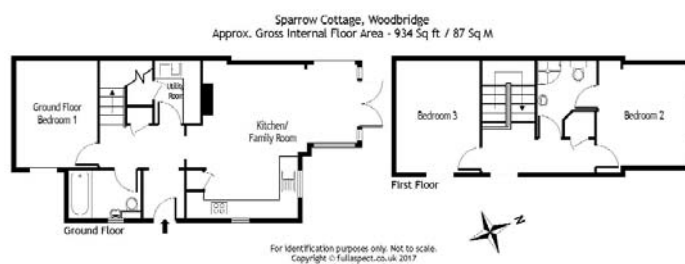
A delightful cottage tucked away behind the Market Hill and forming an ideal base as either a permanent or weekend home

Offers in the region of £475,000

The property occupies a very special position tucked away behind the Market Hill and accessed on foot by an arched wooden gate which opens on to a path leading up to this and neighbouring properties. Sparrow Cottage, which in recent years has been sympathetically re-modelled, probably earns its listed status as it is attached to a much older property which fronts on to the Market Hill. The accommodation has been sensibly arranged with an L shaped open plan Kitchen-Family Room which has a glazed bay with double doors opening out on to the garden, a separate Utility Room as well as a Bedroom and well fitted Bathroom on the ground floor while on the first floor there are two further Bedrooms, one of

which has an En Suite Shower Room which can also be used independently as there is a separate access on to the Landing. For those seeking a town centre property which would be easy to lock up and leave and use as say a holiday home, Sparrow Cottage could provide the appropriate solution. It has a part walled garden where there is paving and planted beds around the rectangular lawn. All the varied facilities within Woodbridge are within walking distance and these include the specialist retailers on the Market Hill together with the Bull Inn, Kings Head pub, Wild Strawberry Cafe and The Galley Restaurant while the main shopping street is The Thoroughfare where there is a further array of independent

retailers trading alongside the national names. The town has a focal point provided by 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 between Kyson Point and Melton. The path passes the historic Tide Mill, Quay and Marina with the railway station, cinema, community hall and swimming pool all grouped close together. There are good opportunities to play sport in the surrounding district with golf clubs both inland and on the coast and the picturesque Suffolk countryside provides many attractive walks and rides. Sparrow Cottage provides the following accommodation



The oak front door opens into

### THE ENTRANCE LOBBY

with a large fitted mat, radiator, downlighters to the coved ceiling, alarm panel and opening into

### THE HALL

with engineered oak flooring, staircase rising to the first floor, wall mounted thermostat, built-in store cupboard with shelf and doors to

### THE KITCHEN-FAMILY ROOM

of L shape, the maximum dimensions being about 18ft 3ins maximum by 17ft 4ins maximum. THE KITCHEN with wooden worktops incorporating a butlers sink with mixer tap above and sealed double glazed window set to one side. A long worktop adjoins with a further sealed double glazed window with plantation shutters above and with integrated Hotpoint dishwasher, Lamona stainless steel oven, Belling four ring gas hob with glass splashback and a Hotpoint stainless steel and glass extractor above. Cupboards and drawers beneath the worktops with a tall unit to one end housing the Beko fridge/freezer. Wall cupboards with concealed lighting below, engineered oak flooring, coving, telephone point and downlighters which continue into THE FAMILY ROOM with a woodburning stove set on a brick hearth with oak mantel, two radiators, aerial socket and elegant bay with sealed double glazing to the upper part and with similarly glazed doors overlooking the garden.

### THE UTILITY ROOM

about 6ft 9ins by 5ft 3ins with automatic light, stainless steel sink set in an L-shape worktop with wall cupboards and tiling. Tall built-in cupboard housing the Vaillant gas boiler. Integrated Hotpoint washer/dryer, downlighters to the coved ceiling, extractor fan, tiled floor and useful understairs storage cupboard.

### GROUND FLOOR BEDROOM 1

about 11ft 9ins maximum by 9ft with plantation shutters, sealed double glazed window, radiator beneath, spotlights to the coved ceiling, aerial socket and fitted carpet.

### BATHROOM 1

fitted with a panelled bath with shower attachment to the mixer tap, vanity unit with basin to one side and WC with concealed cistern, drawers and cupboards below. Attractive wave pattern tiling to dado height, heated towel rail, downlighters and trap door to the roof space with coved ceiling, extractor fan and tiled floor.

The staircase, with fitted carpet and white painted bannisters, rises from the Hall to the Landing with a matching carpet, plantation shutters to the sealed double glazed casement window, radiator, smoke detector, downlighters, coved ceiling and wall mounted thermostat. Built-in Airing Cupboard housing the large capacity pre-insulated cylinder with immersion heater, programmer and slatted shelving.

### BEDROOM 2 & EN-SUITE SHOWER ROOM

THE BEDROOM measuring about 10ft 10ins by 9ft 3ins with sealed double glazed casement windows, radiator, downlighters to the coved ceiling, aerial socket, fitted carpet and door into THE EN SUITE SHOWER ROOM fitted with a corner shower, pedestal basin, WC, areas of wood effect vertical tiling, heated towel rail, extractor fan and downlighters to the coved ceiling. Vinyl flooring and independent access to the Landing.

### BEDROOM 3

about 12ft 2ins by 9ft 2ins with plantation shutters to the sealed double glazed window, radiator, trap door to the roof space, coved ceiling, aerial socket and fitted arpet.

### THE SERVICES

Mains electricity, gas, water and drainage. Heating and hot water from the Vaillant gas boiler. Immersion heater. Telephone point in the kitchen. Aerial sockets.

### THE GARDEN

is partly walled and partly enclosed by fences. There is a rectangular lawn, planted beds and areas of paving making the garden ideal for container gardening. Outside tap and light. Access to the cottage is on foot via an arched gate in

a wall on Chapel Street which opens on to a section for wheelie bins and steps lead up to a long path in paviers which serves this property while neighbouring homes have Rights of Way to their properties.

### PARKING

There is unrestricted parking in Chapel Street and neighbouring streets.

### 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 C

### TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

### VIEWING

Strictly by prior appointment with the Agents please.

### JOINT SOLE AGENTS

Jackson-Stops Ipswich

### REFERENCE

J12686 290917