

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Pin Mill Road

Chelmondiston, Ipswich, IP9 1JE

Asking price £300,000



3



1



2



Pin Mill Road

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Front Garden

Shingled enclosed by picket fence and gate with space for flower tubs etc and there is also a low hedge.

Lounge

14'10" x 12'8" (4.52m x 3.86m)

One of the main features of the property is this beautiful refurbished lounge with the focal point of the room being a wood burner in brick built hearth and wooden mantle, a large radiator and wood flooring. Decorated in a costal theme with wood panelling and a double glazed window and part glazed door opening to front with views down the road towards the river at Pin Mill and a door which leads through to the inner lobby/utility recess. With the wood burner going on a cold winter night this makes an extremely cosy room.

Kitchen/Diner

15'7" x 13'9" (4.75m x 4.19m)

Beautiful south facing kitchen/diner with picture window and glazed door leading directly out into the rear garden. There is ample room for a large dining room table to accommodate a number of guests, radiator, extensive range of fitted units, comprising base drawers, cupboards and eye-level units. A single drain sink unit, plumbing for automatic washing machine which may remain. In addition to the door there are two further south facing windows as well making this a very light bright room full of natural light, recess ceiling spotlights and access to a large utility recess.

Large Utility Recess

Situated near the bottom of the stairs it is ideal for storage of a upright fridge freezer with stairs rising to the first floor.

Landing

Full height cupboard with ample shelved storage space,

southerly facing window to the rear, access to the loft which is extensively insulated, an area by the window which makes this a superb place for having a study or a separate lounge/ sitting area.

Bedroom One

12'10" x 10'4" (3.91m x 3.15m)

Floorboards painted with Marine resin floor paint, double glazed window to front offering lovely views down the road towards Pin Mill, double radiator. The focal point of the room is a delightful original fireplace and hearth and a window to side. The double aspect nature of this room makes it a very nice and full of natural light.

Bedroom Two

9'5" x 8'5" (2.87m x 2.57m)

Floorboards painted with Marine resin floor paint, radiator and window to side.

Bedroom Three

10'0" x 7'9" (3.05m x 2.36m)

Floorboards painted with Marine resin floor paint, radiator an window to side.

Shower Room

9'11" x 5'5" (3.02m x 1.65m)

South facing room and completely refurbished with an impressive beach theme including southerly facing frosted window to rear making this a very sunny room for a good part of the day There is a double size walk-in shower with wall mounted Triton T80 shower, vanity unit wash basin, double radiator, half panelled walls, coved ceiling and new flooring.

Rear Garden

This is southerly facing and an absolute suntrap sitting out having a morning cuppa, afternoon glass of wine or alfresco dining. The garden is easily maintained being largely paved with a raised paved terrace area, plus

raised shingle flower beds with established tree. The garden is enclosed by high hedging on the left hand side and brickwork with trellising on the right hand side and at the rear with pedestrian access leading to the rear parking area which is a triple width driveway parking plus a modern plastic 1000 litre oil tank nicely screened and a historic timber shed which was previously a beach hut in Norfolk with power and light (currently housing a freezer) to remain.

Pin Mill & Surrounding Area

Pin Mill is probably the best known community on the Shotley Peninsula being a highly attractive haven and popular with sailing enthusiast, bird watchers and also has its own yacht club. There are some excellent shoreline walks, including riverside walks some which go through National Trust woodlands.

Pin Mill is located within the Suffolk Coast and Heaths area of outstanding natural beauty (AONB). This picturesque Hamlet is recognised for its unspoiled scenic landscape which includes ancient woodland shoreline and designated conservation area.

Agents Notes

Tenure - Freehold

Council Tax Band - B

Current seller is also potentially looking to include a number of items of furniture, fixtures and fittings







Road Map



Hybrid Map



Terrain Map



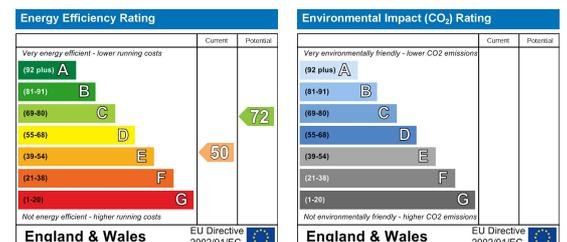
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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