



63 WOODLANDS

Chelmondiston | Suffolk



Chapman Stickels

63 WOODLANDS, CHELMONDISTON, IPSWICH, SUFFOLK IP9 1DU

A LINK DETACHED BUNGALOW STANDING ON A
LARGE CORNER PLOT AT THE END OF A QUIET CUL-DE-SAC
CLOSE TO RIVERSIDE WALKS

Ipswich – 7 miles

- Reception hall • Living room • Kitchen / breakfast room • Garden room •
- 2 Bedrooms • Wet room • Garage • Off road parking for 3 cars • Large garden •





The Property
63 Woodlands stands at the far end of the development adjoining a footpath, which runs down beside the river Stour to Pin Mill, about 10 minutes and beyond.

The Bungalow sits on a particularly large plot with a garage and ample parking. The living room has an open stone fireplace, whilst the kitchen is equipped with extensive worktops, cupboards, drawers, an electric cooker and space for a fridge / freezer. There is plumbing for a washing machine in the garden room.

Outside

The gardens are a particular feature, the front garden is mainly laid to lawn with flower and shrub beds, whilst the secluded rear garden has numerous established specimen trees and shrubs, a lawn and a raised terrace adjoining the rear of the property.

Chelmondston lies approximately 7 miles from Ipswich on the renowned Shotley Peninsula. The village benefits from a well-known restaurant / pub, playing fields with hard tennis courts, a post office, local shops and a primary school. Both Woolverstone Marina and The Royal Harwich Yacht Club are nearby for sailing enthusiasts.

Services

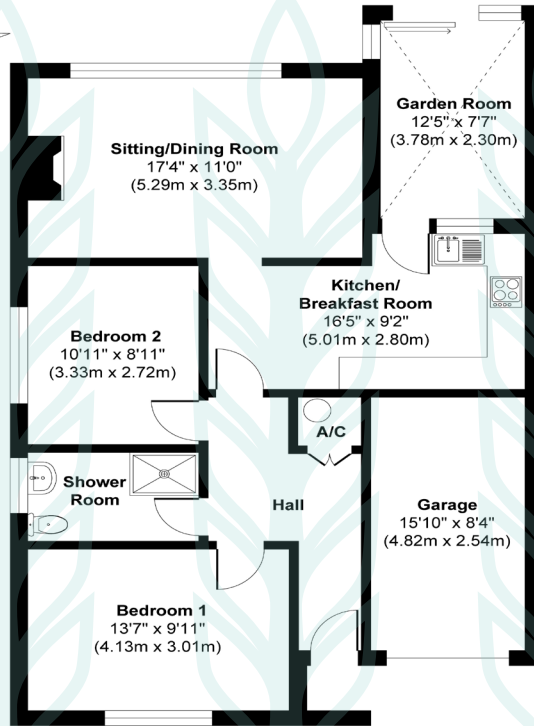
Mains electricity, electric heating, water and drainage are all connected.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council.
Band C.

EPC Rating
Current D(55). Potential B(84).



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Floor Plan
Approximate Floor Area
843 sq. ft (78.35 sq. m)

Approx. Gross Internal Floor Area 843 sq. ft / 78.35 sq. m
Approx. Gross Internal Garage Area 123 sq. ft / 11.51 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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