

Nacton Road, Levington, Ipswich



- LEVINGTON VILLAGE
- NO ONWARD CHAIN
- DOUBLE GLAZED & GAS CENTRAL HEATING
- PERIOD COTTAGE
- HUGE POTENTIAL
- SPACIOUS ACCOMMODATION

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A substantial early 1800's Cottage with charm and originality situated within the picturesque rural village of Levington. The property was originally two cottages and previously run as a bed & breakfast and therefore offers re-dividing/developing and mixed use residential/commercial potential (stpp). The versatile accommodation comprises; large entrance reception, cloakroom, kitchen/breakfast room, dining room/reception room, lounge and second kitchen to the ground floor, with two staircases accessing landing, generous master bedroom, bathroom, two further bedrooms and an en-suite shower room to the first floor. Further benefits include, double glazing, gas central heating via modern boiler, ample parking via double gated entrance, pleasant surrounding gardens and stable/lodge complete with smokehouse. The Cottage enjoys a great location being only a short walking distance to the Marina and a lovely 14th century pub with convenient access to the A14/A12. This special property being offered for sale with no onward chain.

£450,000 Offers in Excess of

Nacton Road, Levington, Ipswich

Entrance Reception

16' 7" x 8' 7" (5.05m x 2.62m) Tiled floor, radiator, stairs to first floor, decorative coving & light pendent surround. Open arch to inner cloaks area and Cottage latch door into cloakroom.

Cloakroom

4' 10" x 3' 4" (1.47m x 1.02m) Wood frame obscured double glazed window to front. Low level WC, pedestal wash basin, tiled floor.

Inner Lobby

5' 2" x 3' 8" (1.57m x 1.12m) Step down & open door way into:

Kitchen/Breakfast Room

16' 9" x 13' 5" (5.11m x 4.09m) A characterful room with original timber beams & pillars, exposed brick wall, quarry tiled floor, exposed brick chimney breast with inset Aga and feature stone lintel over.

Two wood frame double glazed windows to front & door to outside. Base and wall units with contrasting granite work surfaces, inset butler sink with mixer tap, tiled splash backs. Inset electric oven & microwave, space & plumbing for various appliances.

Dining Room

11' 7" x 9' 7" (3.53m x 2.92m) Cottage latch door from entrance reception. Wood frame double glazed bay style window to front. Decorative coving & light pendent surround, radiator, carpet, storage cupboard.

Lounge

19' 1" x 12' 3" (5.82m x 3.73m) Cottage latch door from dining room. Wood frame double glazed bay style window to front, further wood frame double glazed window to front. Secondary Staircase to first floor. Feature brick fireplace, exposed timber beams, radiator, carpet. Cottage latch door into:

Second Kitchen

12' 2" x 9' 5" (3.71m x 2.87m) Wood frame double glazed window to front, door to outside. Modern wall mounted gas boiler. Base and wall units, laminated work surfaces, stainless steel sink with mixer tap, tiled splash backs, tiled floor. Space & plumbing for appliances.

First Floor Landing

16' 1" x 14' 7" (4.90m x 4.45m) (reduced headroom) Velux window to rear, radiator, carpet.

Bedroom One

16' 1" x 14' 7" (4.90m x 4.45m) (reduced headroom) Step down to Cottage latch door. Wood frame double glazed window to front & second window to side. Feature timber beams & exposed brickwork, two radiators, carpet.

Bathroom

10' 0" x 9' 6" (3.05m x 2.90m) (reduced headroom) Cottage latch door from landing. Wood frame double glazed window to front. Low level WC, period style pedestal wash basin, panelled bath with glass shower screen and thermostatic shower over. Mostly tiled walls, radiator, carpet.

Bedroom Three

11' 9" x 9' 8" (3.58m x 2.95m) Cottage latch door from landing. Wood frame double glazed window to front. Vanity wash basin, radiator, carpet. Cottage latch door to second landing area.

Second Landing

Wood frame double glazed window to rear. Airing cupboard housing immersion tank and heating control panel. Storage cupboard. Cottage latch door into:

Bedroom Two

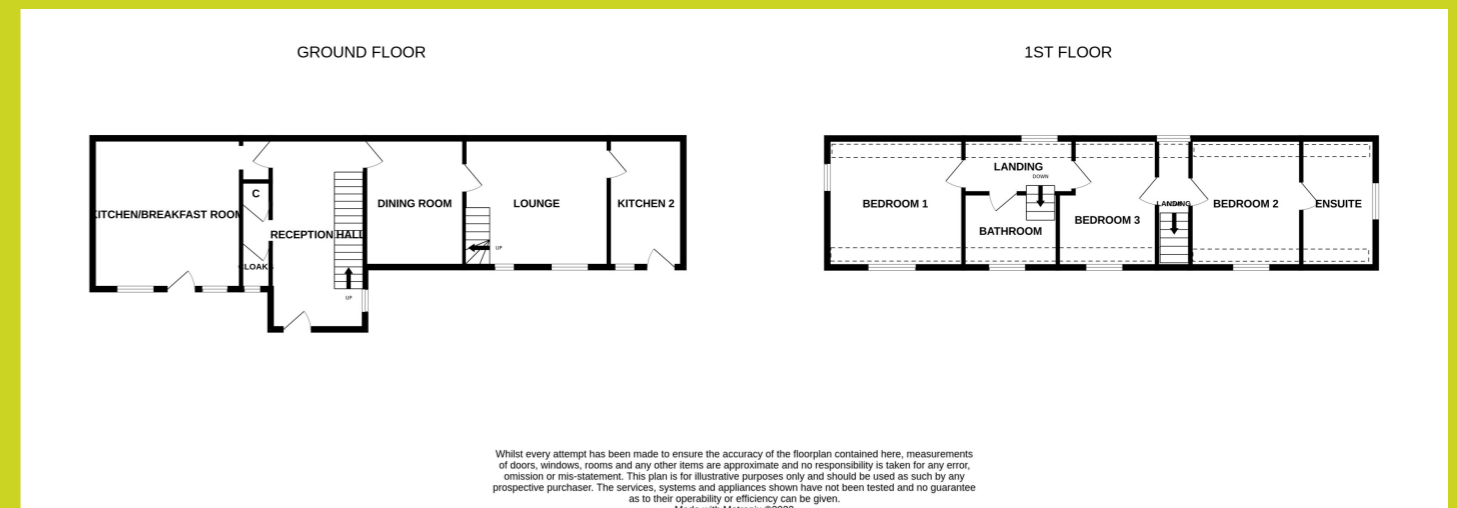
12' 4" x 11' 10" (3.76m x 3.61m) (reduced headroom) Wood frame double glazed window to front. Fitted furniture including; two quadruple wardrobes, dressing table with twin 3 door chest of drawers. Radiator, carpet. Cottage latch door into:

En-Suite Shower Room

9' 10" x 8' 11" (3.00m x 2.72m) (reduced headroom) Wood frame double glazed window to side. Cottage latch door into large eves storage area (9'6 x 2'11) with lighting. Low level WC, pedestal wash basin, good size corner cubicle with curved glass screen & door, thermostatic shower & splash back panelling. Part tiled walls, radiator, carpet.

Outside

Attractive twin aspect brick wall entrance with double iron gates. Large block paved area providing parking for several vehicles. Pleasant South East facing gardens with area laid to lawn & variety of established rose bushes, shrubs and trees. Private seating area with pagoda & small decking area. Outside lighting, tap, boxed gas meter. Solid wood built stable/cart lodge measuring 20'3 x 11'2 with stable doors, solid floor, power & lighting and a not often seen smoke house where the owner smoked award winning hams.



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	