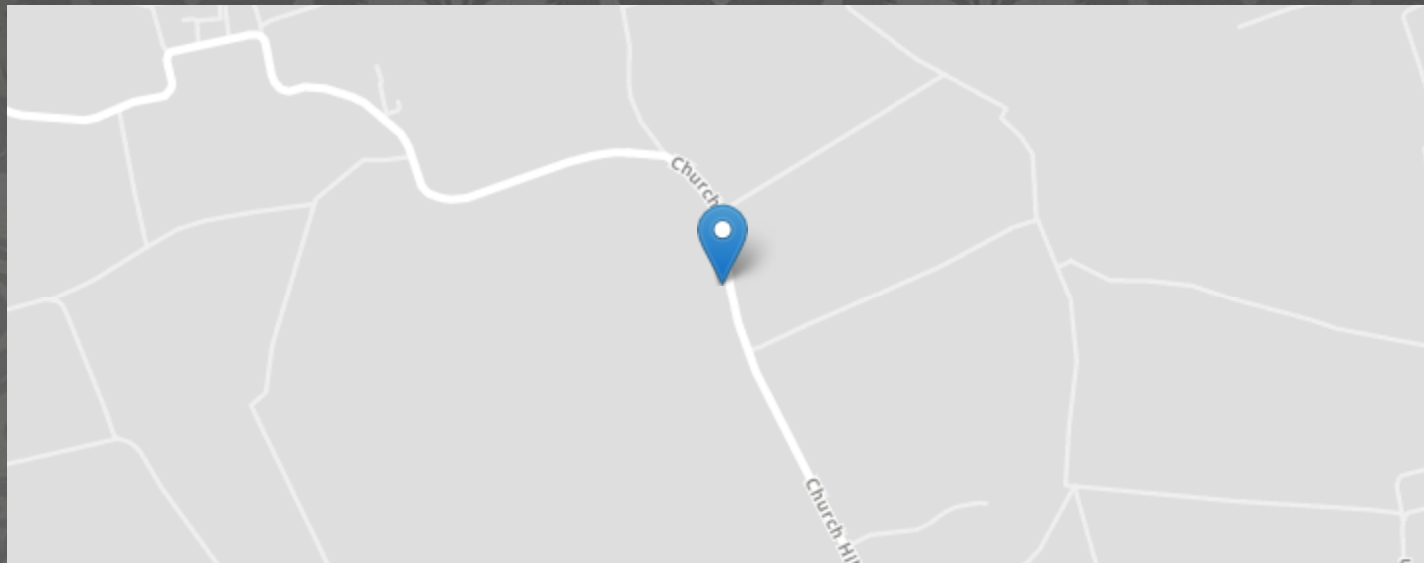


Orchard Lands, Burstall, Ipswich



- SHEPHERDS HUT
- VILLAGE LOCATION
- SPACIOUS COTTAGE KITCHEN
- THREE DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- DRIVEWAY
- NEW SHOWER ROOM
- CHARACTER FEATURES
- LARGE REAR GARDEN

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MARKS & MANN



Orchard Lands, Burstall, Ipswich

Welcoming to market this wonderfully presented THREE BEDROOM SEMI-DETACHED COTTAGE located in the village of Burstall, the property was built in 1760 and has been EXTENDED and MODERNISED whilst still offering character features throughout. The property offers a good size DRIVEWAY, SPACIOUS REAR GARDEN and SHEPHERD HUT. There is a rustic style kitchen, spacious dining room with utility, living room with LOG BURNER, three DOUBLE BEDROOMS and UPDATED shower room. Timber beams feature throughout. Early viewing recommended.

£400,000 Guide Price

Orchard Lands, Burstall, Ipswich

Ground Floor

Kitchen

4.20m x 4.55m (13' 9" x 14' 11") Rustic cottage style kitchen with floor and overhead units and oak worktops. Breakfast island with space for two/three bar stools, electric points, storage space, oak worktops. The kitchen has space for a large oven with overhead extractor fan, space for double fridge/freezer, porcelain butler sink with mixer tap. Partly tiled splash backs and open brick feature wall. Modern light fittings. Dual aspect views with double glazed windows. Oak wood entrance door. Fitted tiled effect lino flooring.

Dining Room

4.66m x 4.78m (15' 3" x 15' 8") Spacious dining room with fitted carpet. Neutral decor throughout with original timber beams, stable door leading to the rear garden, double glazed window and radiator. There is a good size understairs storage cupboard. Access into the utility room.

Utility

1.60m x 1.34m (5' 3" x 4' 5") Floor and overhead units providing plenty of storage. Space and plumbing for washing machine and dryer. Double glazed window. Laminate flooring.

Living Room

4.66m x 3.21m (15' 3" x 10' 6") Very well presented and spacious living room with fitted carpet and neutral décor. Featured log burner with part exposed brick interior, oak beam mantelpiece and tiled base. Double glazed window overlooking the rear garden. Radiator.

First Floor

Main Bedroom

5.86m x 4.32m (19' 3" x 14' 2") Large double bedroom with fitted carpets and inset spotlights. Dual aspect views with double glazed windows. Plenty of space for fitted wardrobes to be added if desired. Loft access. Radiator. Neutral décor throughout.

Bedroom Two

4.66m x 3.06m (15' 3" x 10' 0") Generously sized double bedroom with fitted carpet. The second bedroom is currently laid out with two beds but offers space for a king size bed and wardrobes, potential to add fitted wardrobes if desired. Double glazed window overlooking the rear garden. Radiator.

Bedroom Three

2.64m x 2.98m (8' 8" x 9' 9") Good size double bedroom, this room is currently laid out as a guest area but could offer the potential as an at home office or third double. Fitted carpet. Neutral décor. Double glazed window overlooking the rear garden. Radiator.

Shower Room

2.09m x 2.83m (6' 10" x 9' 3") Beautifully presented shower room with three piece suite to include double shower with rainfall shower head and mostly tiled splash wall and tiled base, WC and vanity unit wash basin. Original oak wood flooring and original timber beam. Radiator. Double glazed frosted window.

Outside

Front;
Good size driveway allowing up to three cars, potential for a landscaped driveway to be added with part laid to lawn areas. Storage potential to the side of the property. Large shed for storage in front of the property or offer space for an extended driveway if desired. Front of the property with oak door and outdoor lighting. Pathway leading to the side garden entrance.
Rear;
Deceptively spacious rear garden offering multi-generational use. There are large laid to lawn areas with established trees and shrubbery. Wooden fitted pergola with swinging benches and a featured outdoor woodburning pizza oven. Shed for storage with stable door and window, this could be used as an outdoor play room or sheltered seating area. Raised vegetable beds. Range of picket, full fencing and hedges enclose the garden. Additional large storage shed towards the rear.

Shepherds Hut

2.12m x 2.58m (6' 11" x 8' 6") Steps leading into the front entrance door. Outside light. The front section offers an outdoor office area with power and lighting.

2.12m x 1.52m (6' 11" x 5' 0") The back of the hut is currently laid out as a bedroom with a king size bed. This outdoor hut offers plenty of options and multi-generational use. A huge feature to the garden and if there are older children that would benefit using this and for the outdoor office space.

Orchard Lands, Burstall, Ipswich

Important Information

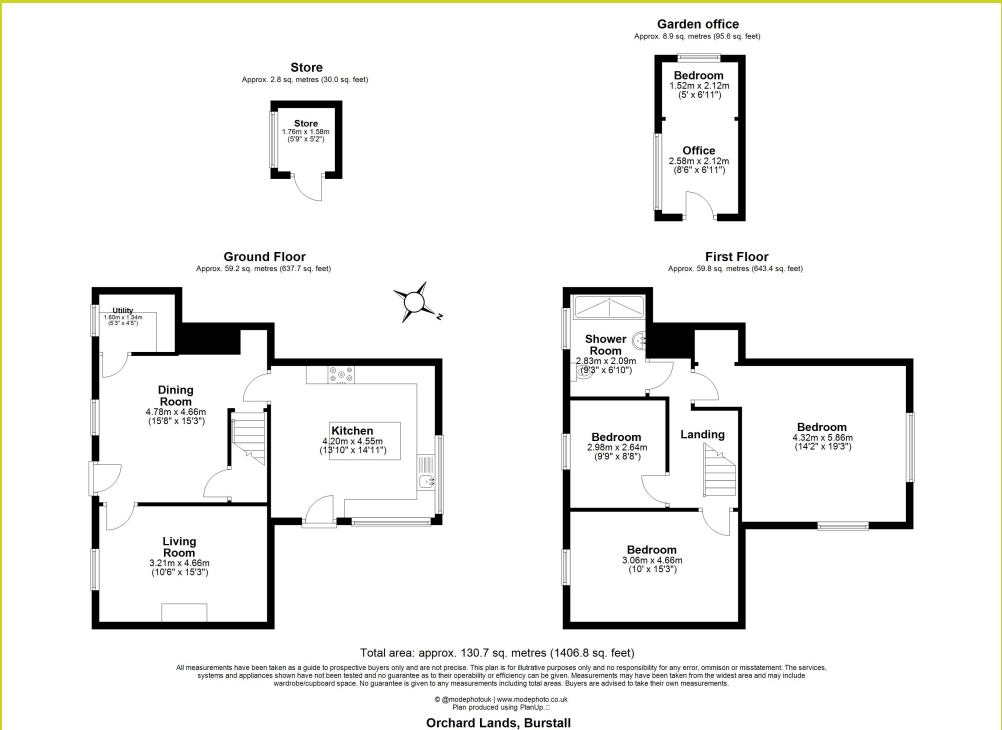
Tenure – Freehold.
Services – We understand that there is oil central heating/water
Mains connected electricity and water.
Private Cesspit.
Council tax band - C
EPC rating - E

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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

