



Woodlands | Chelmondiston | Ipswich | IP9 1DU

Guide Price £335,000 Freehold



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Woodlands, Chelmondiston, Ipswich, IP9 1DU

SUMMARY

CHAIN FREE - A beautifully presented, extended, and extensively remodelled three-bedroom semi-detached family home, favourably positioned on a corner plot overlooking a pleasant common, within the desirable Woodlands development in the popular peninsular village of Chelmondiston. The well-proportioned accommodation briefly comprises; entrance hall, cloakroom, striking open plan kitchen-dining/living room with polished porcelain tiled floor and multi-fuel log-style burner, separate utility room, sitting room with log burner and study on the ground floor with landing, three bedrooms, en-suite cloakroom off bedroom one, and four-piece family bathroom on the first floor. To the outside there is an established lawned-garden to the West facing front which is separated from a common by a footpath, whilst to the East facing rear there is an enclosed garden with area laid to lawn, artificial lawn seating area, entertainment patio, timber framed and insulated garden-room/workshop with mains power and lighting, and a wooden shed; off-road parking is provided by a brick-paved side driveway. Ideally located for river-side and rural walks to Pin Mill and Woolverstone Marina and with use of the nearby recreation field and facilities, early viewing is highly recommended.

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Radiator, polished porcelain tiled floor, oak veneered door to cloakroom, oak framed glazed panelled door to kitchen-dining/living room.

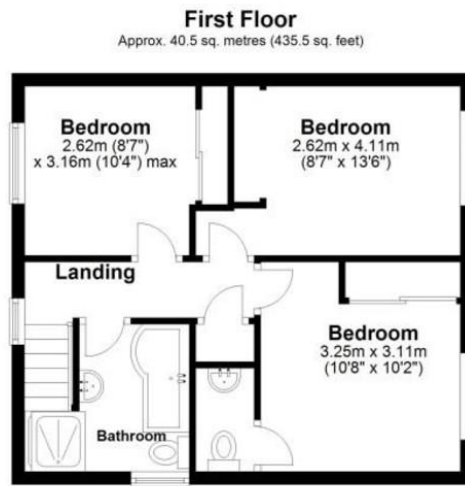
KITCHEN-DINING/LIVING ROOM

26' 10" max. x 22' 3" max. narrowing to 10' 4" approx. (8.18m x 6.78m) A generous open plan space with excellent natural light and multiple opening connections to the garden. Double glazed window to front, double glazed patio style door to garden, double glazed bi-fold doors to garden, vaulted roof window, radiator, multi-fuel log style burner, dining/lounge area with steps up to kitchen area consisting of a comprehensive range of base and eye level fitted bi-coloured units, courtesy lighting over natural wood work surfaces, inset sink-drainer unit with flexi-mixer tap, cupboard concealing floor standing oil fired boiler, porcelain tiled splash-backs, LED floor plinth lighting, spaces for; dual fuel range cooker (propane and electric), dish-washer and double fridge-freezer (existing open to separate negotiation). Built-in under stairs cupboard, pull-out storage units in recess under stairs, Plusnet broadband point, BT Openreach telephone point, zoned inset LED ceiling and pendant lights, stairs rising to first floor, oak framed glazed panelled doors to sitting room, study and utility room.

SITTING ROOM

14' 4" x 11' 1" approx. (4.37m x 3.38m) Double glazed bi-fold doors to garden, radiator, engineered oak flooring, log burner set in fireplace.





Total area: approx. 115.8 sq. metres (1246.3 sq. feet)

STUDY

11' 1" x 7' 7" approx. (3.38m x 2.31m) Double glazed window to front, radiator.

UTILITY ROOM

Double glazed door to garden, eye level fitted units, granite effect work surface, spaces for washing-machine and tumble-dryer, extractor fan, tiled walls, polished porcelain tiled floor.

STAIRS RISING TO FIRST FLOOR

FIRST FLOOR LANDING

Built-in cupboard housing electric immersion hot water tank, loft access via drop-down ladder to part boarded loft space with lighting, inset LED ceiling lights, oak veneered doors to bedrooms and bathroom.

BEDROOM ONE

10' 8" x 10' 2" approx. (3.25m x 3.1m) Double glazed window to rear, radiator, fitted wardrobe, engineered oak flooring, fitted wardrobe, door to en-suite cloakroom.

EN-SUITE CLOAKROOM

Mounted hand-wash basin with cupboard under, low level WC, tiled walls and floor.

BEDROOM TWO

13' 6" max. into recess x 8' 7" approx. (4.11m x 2.62m) Double glazed window to rear, radiator, open wardrobe.

BEDROOM THREE

10' 4" max. to back of wardrobe x 8' 7" approx. (3.15m x 2.62m)

Double glazed window to front, radiator, built-in sliding mirror fronted wardrobe.

FAMILY FOUR PIECE BATHROOM

Obscured double glazed window to side, chrome heated towel rail, shaped panelled bath, step up shower cubicle with thermostatic shower, mounted hand-wash basin with cupboard under, low level WC, storage recess, tiled walls and floor, inset LED ceiling lights.

OUTSIDE

To the outside there is an established lawned-garden to the West facing front which is separated from a common by a footpath, whilst to the East facing rear there is an enclosed garden with area laid to lawn, artificial lawn seating area, entertainment patio, timber framed and insulated garden-room/workshop measuring 18' 4" x 6' 1" approx. with double glazed patio style door entry and single glazed window to side, mains power and lighting, and a wooden shed; off-road parking is provided by a brick-paved side driveway which has the added benefit of an electric car charging point. There is a plastic 1100 litre oil tank for the oil-fired central heating and a propane gas connection point for cooking facilities if required. To the rear end of the garden there is a walled boundary with gated pedestrian access, behind which is an electric sub-station.

AGENTS NOTE

The property was fully re-wired in 2024 and is NAPIT certificated, the multi fuel log style burner in the kitchen-dining/living room is HETAS certificated. The property is connected to mains water and sewage and the central heating is oil fired.

BABERGH DISTRICT COUNCIL

Tax band C – Approximately £1,873.44 PA (2024 -2025).

NEAREST SCHOOLS (.GOV ONLINE)

Chelmondiston C of E and Holbrook Academy High.

DIRECTIONS

Heading along the Strand on the B1456 towards Shotley, in 4.4 miles at Chelmondiston turn left into Woodlands, in 170 yards turn left into Woodlands, the property is found on the right-hand side overlooking the common.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an

appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

Woodlands Chelmondiston IPSWICH IP9 1DU	Energy rating D	Valid until: 17 March 2034	Certificate number: 2100-6707-5040-3106- 5991
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Property type	Semi-detached house
Total floor area	116 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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