



Church Road, Chelmondiston, Ipswich, IP9 1HS

Guide Price £470,000 Freehold



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# Church Road, Chelmondiston, Ipswich, IP9 1HS

## SUMMARY

A substantial, four double bedroom detached family home located in the desirable peninsular village of Chelmondiston, in a favourable setting close to St. Andrews Church, convenient to Pin Mill, local shops and amenities, and stunning coastal walks. This excellent family residence provides generously proportioned accommodation which briefly comprises, entrance hall, sitting and dining room with exquisite antique wood burner, contemporary fitted kitchen, separate utility room, cloakroom and under stairs shower on the ground floor, with landing, four double bedrooms and bathroom on the first floor, The loft space has been converted to a useful study/hobby room. To the outside there is ample driveway frontage and garage access, whilst to the rear there is an attractive private garden with leafy backdrop backing onto a cemetery. Further benefits include double glazing, modern electric radiators and bill busting solar panels. The current owners developed the property from new and have enjoyed many happy years of occupation, they are now looking to downsize and have discovered a new chain free home to enjoy. Early viewing is highly recommended.



## COMPOSITE DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE HALL

Thermostatically controlled electric radiator, stairs with spindle railed banister rising to first floor, storage recess, understairs cupboard with electric shower, light, extractor fan and tiled floor, part carpeted and part wood effect flooring, double glazed side door to external side passage, internal doors to.

### SITTING & DINING ROOM

11' 6" x 24' 5" approx. (3.51m x 7.44m) Double glazed window to front, two thermostatically controlled electric radiators, antique French wood burner set in revealed brick fireplace, television point, Sky broadband point, double glazed patio style door opening to rear garden.



### KITCHEN

10' 10" x 8' 2" approx. (3.3m x 2.49m) Double glazed window to rear, electric under floor heating, a contemporary range of base and eye level fitted cupboard and drawer units with under unit courtesy lighting over wood effect work surfaces with matching uprights, inset composite sink drainer unit with mixer tap, built-in electric oven, combination grill/microwave/convection oven, inset electric hob with stainless steel splash back and extractor over, integrated dish washer, service hatch through to dining area, wood effect flooring.

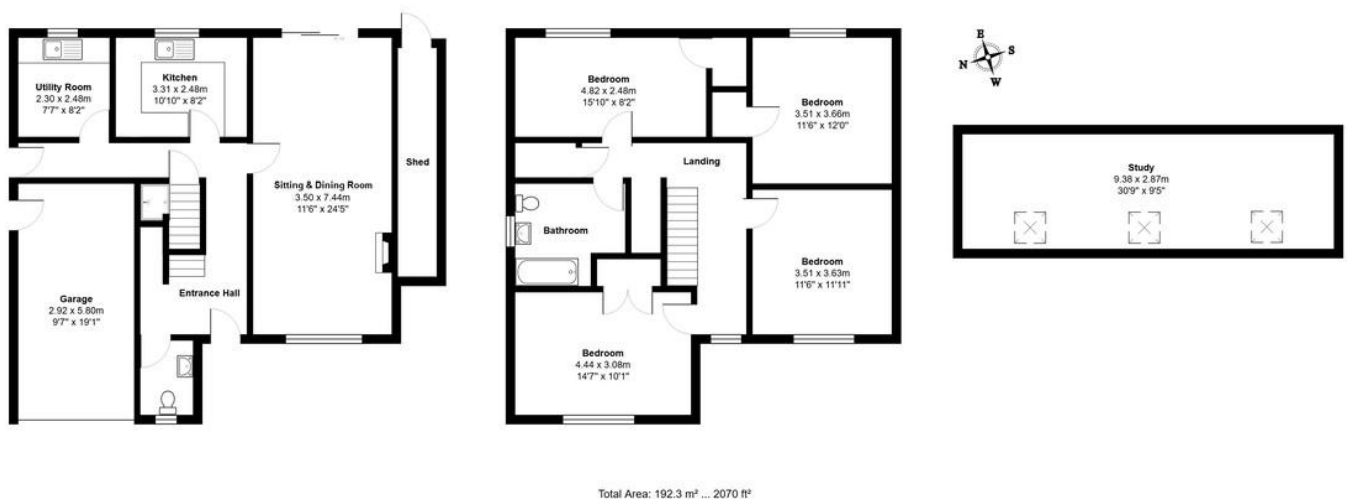
### UTILITY ROOM

7' 7" x 8' 2" approx. (2.31m x 2.49m) Double glazed window to rear, base and eye level fitted cupboard units, matching larder cupboard, rolled edge work surface, inset stainless steel sink drainer unit, tiled splash back, under counter spaces for washing machine and fridge, space for fridge-freezer, tiled floor.

### CLOAKROOM

Obscure double glazed window to front, wall mounted electric fan heater, low level WC, pedestal hand-wash basin with mixer tap, tiled floor.





## STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed window to front, thermostatic controlled electric radiator, built-in airing cupboard housing hot water tank, exposed floor boards, recess with folding ladder accessing attic study/ hobby room, doors to.

### BEDROOM ONE

14' 7" x 10' 1" approx. (4.44m x 3.07m) Double glazed window to front, thermostatically controlled electric radiator, built-in wardrobe, exposed floorboards.

### BEDROOM TWO

11' 6" x 11' 11" approx. (3.51m x 3.63m) Double glazed window to front, thermostatically controlled electric radiator, exposed floorboards.

### BEDROOM THREE

11' 6" x 12' approx. (3.51m x 3.66m) Double glazed window to rear, thermostatically controlled electric radiator, built-in cupboard with clothes rail, exposed floorboards.

### BEDROOM FOUR

15' 10" x 8' 2" approx. (4.83m x 2.49m) Double glazed window to rear, thermostatically controlled electric radiator, built-in cupboard with clothes rail, exposed floor boards.

### FAMILY BATHROOM

Obscure double glazed window to side, chrome heated towel rail, panel bath with mixer tap and electric shower over, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, wall mounted electric fan heater, exposed floor boards.

### ATTIC STUDY/HOBBY SPACE

30' 9" x 9' 5" approx. (restricted headroom) (9.37m x 2.87m) Fully boarded throughout with three double glazed roof windows to rear, fitted

desk/work surface and shelving, mains power, inset ceiling lights.

## OUTSIDE

To the outside there is an ample brick paved driveway frontage providing off-road parking and garage access, planted timber retained beds, side shed/wood store, and gated pedestrian access revealing the rear garden. To the rear there is an attractive private established garden with leafy backdrop backing onto a cemetery, raised timber retained stocked rear boundary bed, planted side border bed, barbeque patio, and personal door to garage.

## GARAGE

9' 7" x 19' 1" approx. (2.92m x 5.82m) Up and over entry door, mains power and lighting.

## SOLAR PANELS

There are 16 micro inverter solar panels providing a total of 4kw which significantly supplement the average daily electric usage. There are approximately ten years remaining for the current feed in tariff deal which currently returns approximately £800 per annum. There is the option for adding battery energy storage.

## BABERGH DISTRICT COUNCIL

Tax band E - Approximately £2,704.36 PA (2025-2026).

## NEAREST SCHOOLS (.GOV ONLINE)

Chelmondston primary and Holbrook Academy secondary.

## DIRECTIONS

Leaving Ipswich town centre, head south-west on Wherstead Rd/A137 towards Cowell St, at the roundabout, take the 1st exit onto The Strand/B1456, continue to follow B1456, slight left onto Main Rd/B1456, turn left onto Church Rd, continue towards Hollow Ln, the destination will be on the right.

## BROADBAND & MOBILE PHONE COVERAGE

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Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

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Church Road Chelmondston IPSWICH IP9 1HS	Energy rating	Valid until: 17 May 2035
	<b>D</b>	Certificate number: 1622-2465-2002-0295-0002
Property type		Detached house
Total floor area		165 square metres



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

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