



Upper Street | Witnesham | Ipswich | IP6 9EW

Price £425,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group



# Upper Street, Witnesham, Ipswich, IP6 9EW

We are delighted to be offering for sale this 4 bedroom detached family home built in the early eighties and located in the village of Witnesham which is just 5 miles North of Ipswich with a short drive to the local public house The Barley Mow and Fynn Valley golf club. Arranged over 2 floors the property comprises; enclosed entrance porch, entry hall, spacious lounge, separate dining room, kitchen, G/F cloakroom, stairs to first floor leading to 3 double bedrooms and one single bedroom, master with en-suite shower room plus family bathroom. Further benefits double glazed throughout, oil fired central heating, garage plus ample off road parking, gardens front and rear, book your appointment to view.

## PORCH

UPVC door with side panels into porch with further door into entrance hall.

## ENTRANCE HALL

Carpeted flooring, stairs to first floor, storage under stairs, radiator, doors to lounge, dining, kitchen and cloakroom.

## LOUNGE

21' 11" x 12' 9" (6.68m x 3.89m) Carpeted flooring, 2 radiators, feature brick open working fire, dual aspect double glazed windows to front and side aspect, double glazed patio doors to rear aspect, connecting door to dining room.

## DINING ROOM

11' 7" x 10' 10" (3.53m x 3.3m) Carpeted flooring, radiator, double glazed window to rear aspect, connecting door to entry hall.

## KITCHEN

12' 7" max x 9' 11" (3.84m x 3.02m) Comprising eye level with matching base units, roll edge work tops, electric cooker with stainless steel extractor hood, stainless steel sink with swan neck mixer tap, plumbing for washing machine and dish washer, space for fridge/freezer, space for under counter fridge, floor mounted Potterton oil fired boiler, tiled floor, radiator, double glazed windows to rear front aspect, double glazed door to side aspect.

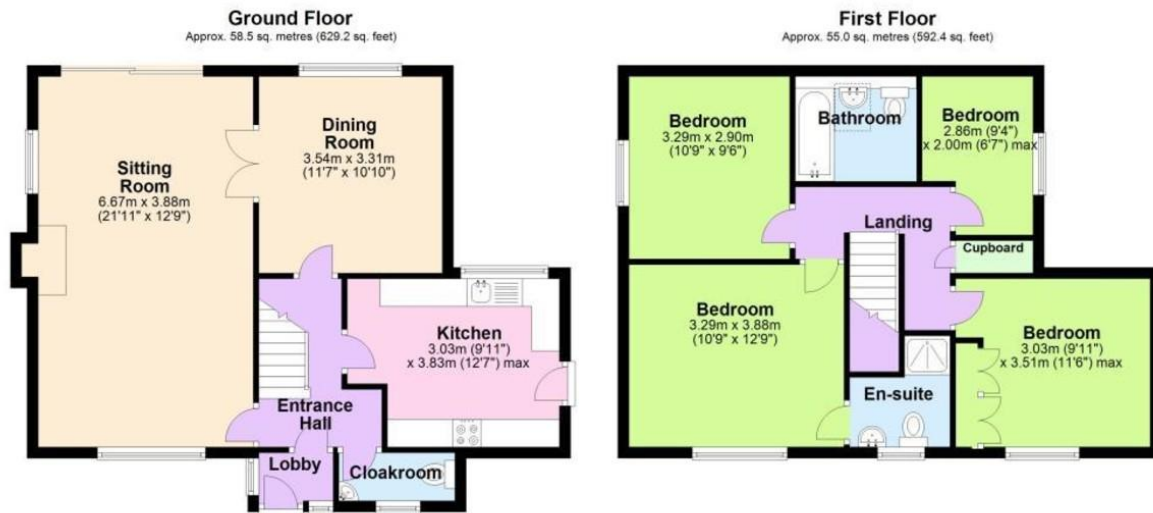
## CLOAKROOM

Comprising low level WC, wash hand basin, radiator, double glazed window to front aspect, laminate flooring.

## STAIRS

Carpeted stairs and landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.





Total area: approx. 113.5 sq. metres (1221.7 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### BEDROOM 1

12' 9" x 10' 9" (3.89m x 3.28m) Laminate flooring, radiator, double glazed window to front aspect, connecting door to en-suite.

### EN-SUITE

Comprises low level WC, wash hand basin and shower cubicle shower off the mains, radiator, Dimplex wall heater, laminate flooring, double glazed window to front aspect.

### BEDROOM 3

10' 9" x 9' 6" (3.28m x 2.9m) Laminate flooring, radiator, double glazed window to side aspect.

### BEDROOM 2

11' 6" max x 9' 11" (3.51m x 3.02m) Laminate flooring, radiator, double glazed window to front aspect, 4 door built in wardrobe.

### BEDROOM 4

9' 4" max x 6' 7" max (2.84m x 2.01m) Carpeted flooring, radiator, double glazed window to side aspect.

### BATHROOM

7' x 6' (2.13m x 1.83m) Comprises low level WC, wash hand basin, bath with mixer shower attachment, electric shower off over, Chrome heated towel rail, vinyl floor covering, Velux sky light.

### GARAGE

17' x 7' 11" (5.18m x 2.41m) Up & over roller door, power & lighting connected, side access door from garden.

### OUTSIDE

Shingled driveway leading to garage, extra parking to front, lawn and tree to front side hedging, gate into rear garden which is mainly laid to lawn, variety of hedging to rear and side, side patio, oil tank behind garage, private enclosed rear garden.

### COUNCIL

East Suffolk Council  
Council Tax Band (D) £1,772.75

### SCHOOL CATCHMENTS

Witnesham primary school and Claydon High school.

### SERVICES

We understand all mains services are connected EXCEPT FOR MAINS GAS, Oil fired central heating.

### BROADBAND & MOBILE PHONE COVERAGE

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

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.

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024

our 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 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.

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.

Upper Street Witnesham IPSWICH IP6 9EW	Energy rating <b>E</b>	Valid until: <b>30 June 2033</b> Certificate number: <b>2260-5066-2070-0409-0071</b>
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**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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