

Manningtree Road

Stutton, Ipswich, IP9

Offers in excess of:
£800,000





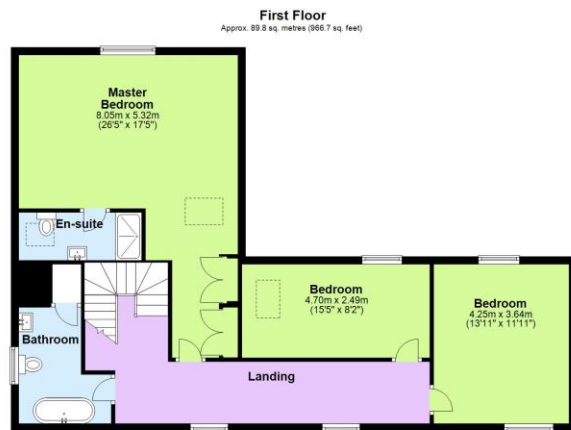
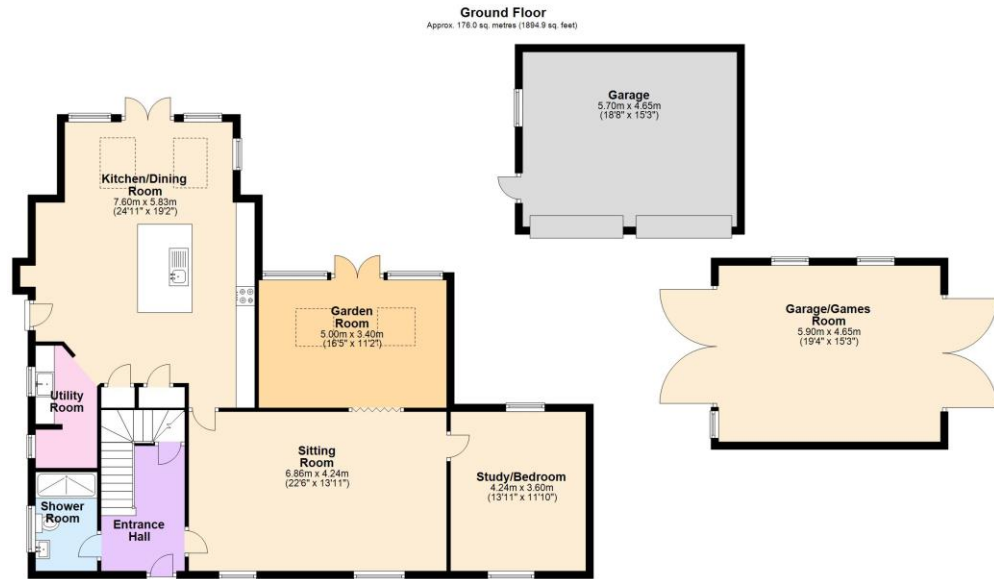
Palmer & Partners

- 2,862sq ft of Accommodation
- Exceptional Detached Cottage
- Three/Four Double Bedrooms
- Master Suite with Dressing Area & En-Suite
- Two Receptions & Study/4th Bedroom
- 24ft Neptune Kitchen/Dining Room
- Shower Room & Bathroom
- Large South-Facing Rear Garden Approx. ½ Acre (STS)
- Two Double Garages
- Ample Off-Road Parking
- Planning Permission Granted for Extension/Conversion



Situated in the heart of the popular village of Stutton lies this exceptional three / four bedroom detached cottage which has already had a two-storey rear extension added and also has planning permission in place for a further extension and conversion of one of the garages (see agent's note below). Grapes Cottage is presented in pristine condition with 2,862sq ft of accommodation spread over two floors and benefits from a magnificent south-facing rear garden of approximately 1/2 acre (subject to survey), two double garages, and ample off-road parking. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises inviting reception hallway; ground floor shower room; 22ft sitting room with Chesneys wood burning stove; spacious garden room which opens out to the rear garden; dual aspect study / bedroom; stunning 24ft open plan Neptune kitchen / dining room with integrated appliances and Chesneys wood burning stove; utility room; first floor landing; fabulous master suite consisting of 26ft bedroom with walk-in dressing area and an en-suite shower room; two further double bedrooms; and family bathroom with freestanding bath.






Total area: approx. 265.8 sq. metres (2861.6 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanIt3D.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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