



Stutton Close, Stutton, Ipswich, Suffolk, IP9

Guide Price:

£330,000

EPC Rating: To be



Tucked away at the bottom of a cul-de-sac in the heart of the much sought-after village of Stutton lies this substantial three bedroom semi-detached house which occupies a very generous plot. The property is set back from the road with a front garden of approximately 90ft (subject to survey) and with a rear garden of approximately 80ft (subject to survey) there is ample scope to extend / develop (subject to planning permission). This spacious family home benefits from a gravel area to the front providing parking for numerous vehicles including a boat / caravan, an office / studio with power and light connected in the rear garden together with a summerhouse, and oil fired central heating. The accommodation comprises front porch, entrance hall, 17ft dual aspect lounge with multi-fuel burner, spacious kitchen / breakfast room with multi-fuel burner, utility room, ground floor cloakroom, garden room, first floor landing, three double bedrooms, and family bathroom.

The village of Stutton situated on the Shotley peninsula a mile from the River Stour, lying between the neighbouring towns of Ipswich and Manningtree, offers a wealth of amenities including public houses, community shop, primary school, village hall, vets, hair salon, and is home to the Alton Water Sports Centre. The village church of St. Peter's lies almost a mile from the village centre. Stutton is a peaceful, traditional English village situated in and surrounded by farming country. Close to the village lies Alton Water reservoir which is popular for windsurfing and sailing and there are numerous footpaths with access to the shoreline. The neighbouring village of



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Holbrook provides further local facilities with a high school, Royal Hospital School, Doctors' surgery and Co-op store. Both Ipswich and Manningtree provide mainline rail links direct to London Liverpool Street.

Council tax band: B

EPC Rating: TBC

Outside – Front The property is set well back from the road with the garden measuring approximately 90ft (subject to survey) and is laid to lawn with shrub borders, flowerbeds, and mature hedging; the oil tank is housed within the garden; there is gated side access leading to the rear garden; and a generous gravel area provides off-road parking for numerous vehicles including a boat / caravan.

Front Porch Door through to:

Entrance Hall Under stairs study area and doors to:

Lounge 17'4" x 12'2" (5.28m x 3.7m). Dual aspect with window to the front and French doors opening out to the rear garden, multi-fuel burner, two radiators, and door through to:

Inner Lobby Window to the rear aspect and stairs to the first floor.

Kitchen / Breakfast Room 17'4" x 11'5" (5.28m x 3.48m). Fitted with a range of matching eye and base level units, solid wood work surfaces, inset butler sink, space for a range style cooker with built-in extractor hood over, space for an American style fridge freezer, built-in pantry cupboard, multi-fuel burner, radiator, windows to the front and rear aspects, and doors to the rear lobby and cloakroom.

Cloakroom Obscure window to the front aspect, low-level WC, built-in cupboard, and door through to:

Rear Lobby Doorways to the utility room and garden room.

Utility Room 7'3" x 7'1" (2.2m x 2.16m). Window to the front aspect; space for a dishwasher, washing machine, and tumble dryer; and door through to:

Garden Room 7'3" x 5'7" (2.2m x 1.7m). Window surround and door opening out to the rear garden.

First Floor Landing Window to the front aspect, radiator, loft access, and doors to the bedrooms and bathroom.

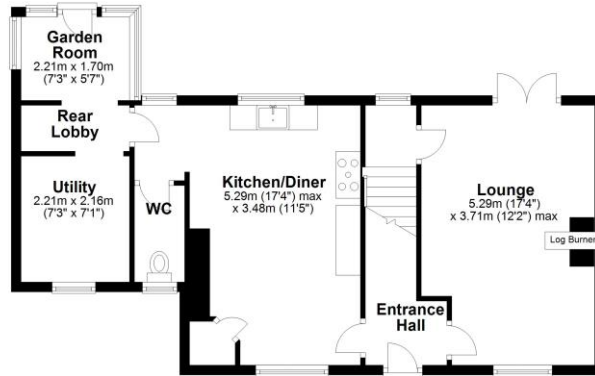
Bedroom 13'11" x 11'3" (4.24m x 3.43m). Window to the rear aspect and radiator.

Bedroom 13'1" x 11'1" (4m x 3.38m). Window to the rear aspect, radiator, and built-in cupboard.

Bedroom Three 9' x 8' (2.74m x 2.44m). Window to the front aspect and radiator.

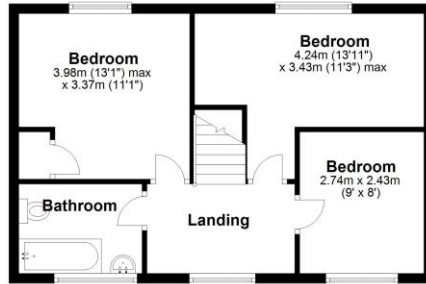
Ground Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 99.2 sq. metres (1067.9 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 PlanUp.

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Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.