

Palmer & Partners



Red House Walk, Levington, Ipswich,
Suffolk, IP10 0LY
Asking Price £550,000

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- No Onward Chain
- Plot of Approximately 1/4 Acre (STS)
- Substantial Detached House
- Four Double Bedrooms
- Open Plan Dining/Living Room
- Impressive 23ft Conservatory
- Shower Room & Bathroom
- Spacious Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Ample Off-Road Parking
- Stunning South-Facing Rear Garden

This impressive four-bedroom detached house, with accommodation arranged over three floors, is situated in the beautiful village of Levington with views of the countryside from the rear and occupies a plot of approximately 1/4 acre (subject to survey). The property is being sold with no onward chain and benefits from a stunning south-facing rear garden, ample off-road parking to the front, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises entrance hall, dining room which opens through to the living room which has a multi-fuel wood burner, impressive 23ft conservatory which is a great room to sit and enjoy views of the

garden, kitchen / breakfast room, utility room, and cloakroom on the ground floor. To the first floor are three of the double bedrooms and a shower room, whilst on the top floor is the fourth good size double bedroom and bathroom.

The village of Levington is situated on the eastern bank of the River Orwell, just a few miles south of the town of Ipswich. The village is known for its picturesque countryside, historic buildings, and tranquil atmosphere. Levington is a popular destination for tourists who are looking to escape the hustle and bustle of city life and enjoy the natural beauty of the English countryside. One of the most notable landmarks in Levington is the St. Peter's Church, which dates back to the 12th



century, and another popular attraction in the village is the Levington Marina, which is a great spot for boating enthusiasts and offers a range of facilities, including a boatyard, a chandlery, and a café. Levington Lagoon Nature Reserve is a great place for estuarine birds on the Orwell. This brackish lagoon by the River Orwell was formed because of a breach in the sea wall during the notorious 1953 floods, which affected much of the east coast of England. This sensitive site is a magnet for breeding, wintering and passage estuarine birds of which there are exceptional numbers and variety.

Outside – Front: The property is set well back from the road and overlooks a greensward from the front. The substantial garden is laid to lawn with

a conifer and is well-stocked with an abundance of shrubs and flowers and has outside courtesy lighting and gated side access leading to the rear garden. A long driveway provides off-road parking for three / four vehicles.

Entrance Hall: 13'7" x 7' (4.14m x 2.13m) Radiator, stairs to the first floor, and doors to the dining room and inner hallway.

Dining Room: 11'6" x 10'5" (3.5m x 3.18m) Radiator, double doors to the conservatory, and opening through to:

Living Room: 17'1" x 11'6" (5.2m x 3.5m) Two radiators, multi-fuel wood burner, and double doors opening through to:

Conservatory: 23'11" x 14'4" (7.3m x 4.37m) Multiple double-glazed windows to all aspects, French doors opening out to the rear garden, tiled



floor, two wall-mounted panel heaters, and ceiling fan.

Inner Hallway: 13'11" x 7' (4.24m x 2.13m)

Double-glazed window to the front aspect, wall-mounted gas boiler, and door through to:

Kitchen / Breakfast Room: 16'1" x 14'4"

(4.9m x 4.37m) Fitted with an extensive range of matching eye and base level units; roll edge work surfaces; sink and drainer; tiled splashbacks; integrated dishwasher, fridge, oven and hob with extractor hood over; radiator; tiled floor; double-glazed window to the front aspect; doors opening out to the front and rear gardens; and doors to the utility room and cloakroom.

Utility Room: 6'9" x 5'3" (2.06m x 1.6m)

Eye and base level units with roll edge work surface incorporating a sink and drainer, tiled splashbacks, space and

plumbing for a washing machine, and double-glazed window to the rear aspect.

Cloakroom: 6'9" x 5'3" (2.06m x 1.6m) A

two-piece suite comprising low-level WC and pedestal hand wash basin with tiled splashback; tiled floor, radiator, and double-glazed opaque window to the side aspect.

First Floor Landing: Double-glazed window to the front aspect, airing cupboard housing the hot water tank, stairs to the second floor, and doors to three of the bedrooms and shower room.

Bedroom: 16'8" x 11' (5.08m x 3.35m)

Two double-glazed windows to the rear aspect and a radiator.

Bedroom: 11'3" x 8'2" (3.43m x 2.5m)

Double-glazed window to the rear aspect, radiator, and built-in cupboard.

Bedroom: 9'9" x 9'1" (2.97m x 2.77m)

Double-glazed window to the front aspect, radiator, and built-in cupboard.

Shower Room: 8' x 6'9" (2.44m x 2.06m)

A three-piece suite comprising double-width walk-in shower enclosure, low-level WC and pedestal hand wash basin; radiator and double-glazed opaque window to the front aspect.

Second Floor Landing: Velux window,

built-in cupboard, and doors to the bathroom and remaining bedroom.

Bathroom: 10'5" x 4'6" (3.18m x 1.37m) A

three-piece suite comprising corner bath, low-level WC and pedestal hand wash basin; heated towel rail, part tiled walls, and Velux window.

Bedroom: 17'7" x 13'9" (5.36m x 4.2m)

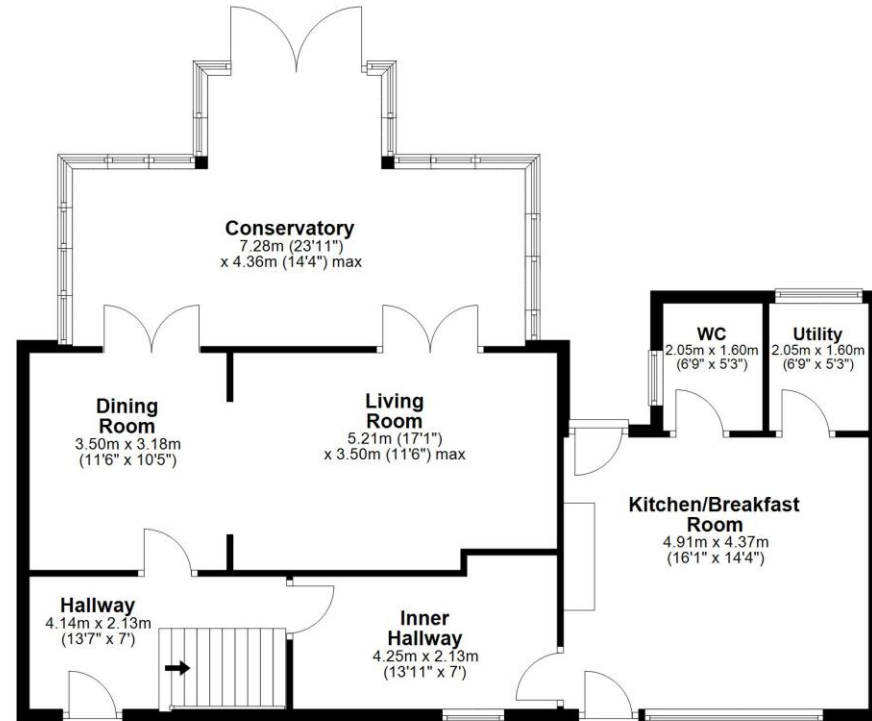
Two Velux windows, radiator, wall-

mounted panel heater, and two sets of built-in wardrobes.

Outside – Rear: The magnificent south-facing garden is fully enclosed by fencing and mature hedging and is divided into three sections. The landscaped formal garden is extensively laid to lawn with a patio seating area, mature shrubs and trees including conifers, a rockery with borders, outside lighting, greenhouse, and a path leading to the second part of the garden. This second section has timber sheds, a polytunnel, raised vegetable beds, greenhouse, mature trees and shrubs, and a timber gate leading to the final part of the garden. This final section is reserved for poultry with a range of hen houses and chicken coups.

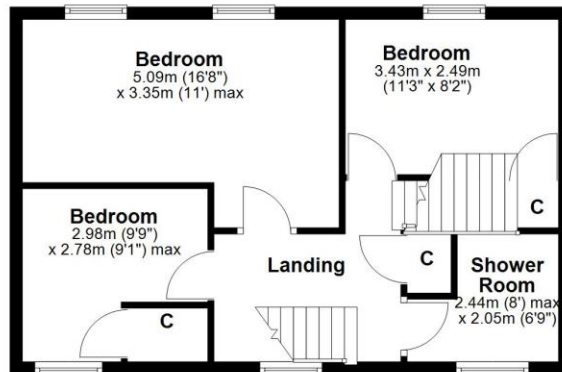
Ground Floor

Approx. 103.4 sq. metres (1112.7 sq. feet)



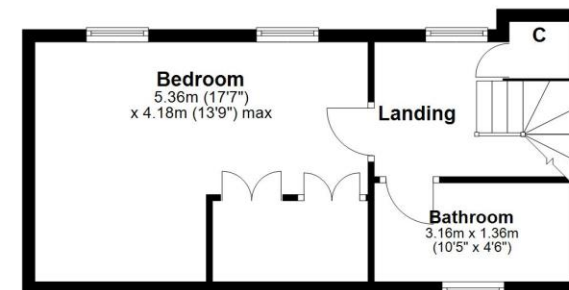
First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Second Floor

Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 185.4 sq. metres (1995.2 sq. feet)
5 Red house walk, Levington

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Attributes

4 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: D



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