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White Horse Cottages, Tattingstone,
Suffolk, IP9 2NT
Asking Price £375,000

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- Tucked Away Down a Private Lane
- Semi-Detached Cottage
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Separate Study
- L-shaped Kitchen/Breakfast Room
- First Floor Bathroom
- Ground Floor Cloakroom
- Good Size Plot
- Off-Road Parking to Rear
- Non-Overlooked Front Garden

Tucked away down a private lane in the heart of the much sought-after village of Tattingstone and offering good access out to the A14 commuter trunk road lies this nicely presented three-bedroom semi-detached cottage. The cottage occupies a good size plot and has been extended over the years with the entrance hall forming part of the extension from the original dating back to the 1850s, and the kitchen/breakfast room which has been added as part of the extension. There is off-road parking on a hardstanding to the front with a communal space to the side where visitors can park, and a very private and non-overlooked front garden with

timber studio. There is also hard standing parking at back and an EV Charger.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a large entrance hall, ground floor cloakroom, lounge with multi-fuel burner and opening into the dining room which has an open fire, 20ft L-shaped kitchen/breakfast room, study, first floor landing, three bedrooms, and the family bathroom.

The pretty village of Tattingstone, on the Shotley peninsula, is situated approximately 5 miles



south of Ipswich and offers close direct rail links into London Liverpool Street station. Village amenities include an excellent primary school, two public houses, and farm shop with Alton Water being within very close proximity offering beautiful walks, cycle routes and rowing and sailing facilities.

Outside – Front: The cottage is approached via a private lane with a gate opening onto the very private and non-overlooked front garden, which is extensively laid to lawn with flowerbeds, a pear tree and is enclosed by mature hedging. The garden houses a bike shed and timber studio which the

current owner runs a dog grooming business from. An archway in the hedging leads to a secluded paved courtyard which is enclosed by fencing and further hedging with a stable door opening into the entrance hall.

Studio: 9'10" x 9'10" (3m x 3m) The studio has French doors opening out to the front garden, power and light connected and is fully insulated. This could be used as a work-from-home office or gym.

Entrance Hall: The spacious hallway has a window to the side aspect, radiator, ceiling inset spotlights, a staircase rising to the first floor with understairs cupboard, and doors providing



access to the cloakroom, dining room and kitchen/breakfast room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with part tiled walls and an opaque window to the side aspect.

Lounge: 13'6" x 11'2" (4.11m x 3.4m) Window to the front aspect, a multi-fuel burner, and opening through to:

Dining Room: 12'10" x 9'9" (3.9m x 2.97m) Open fire set within an ornate fireplace, a radiator, and double doors opening through to:

Kitchen/Breakfast Room: 20'9" x 15'1" (6.32m x 4.6m) The L-shaped kitchen is fitted with an extensive range of modern base units and drawers with built-in pantry

cupboards, roll edge work surfaces with matching upstands, and a butler sink. There is an integrated washing machine, space and plumbing for a dishwasher, space for an American-style fridge freezer with full-length cupboards to either side, and space for a range-style cooker with decorative tiled splashback and built-in extractor over. Other features include two radiators - one vertical and one traditional, tiled floor with underfloor heating, ceiling inset spotlights, window to the rear aspect, French doors opening out to the rear garden, and door leading to:



Study: 7'6" x 7'5" (2.29m x 2.26m) Window to the side aspect, a radiator, and tiled floor.

First Floor Landing: Window to the side aspect, an airing cupboard, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 11'2" x 10' (3.4m x 3.05m) Window to the front aspect, a radiator, and a built-in cupboard.

Bedroom Two: 11' x 9'9" (3.35m x 2.97m) Window to the rear aspect and a heated towel rail.

Bedroom Three: 9'8" x 6'9" (2.95m x 2.06m) Window to the rear aspect and a radiator.

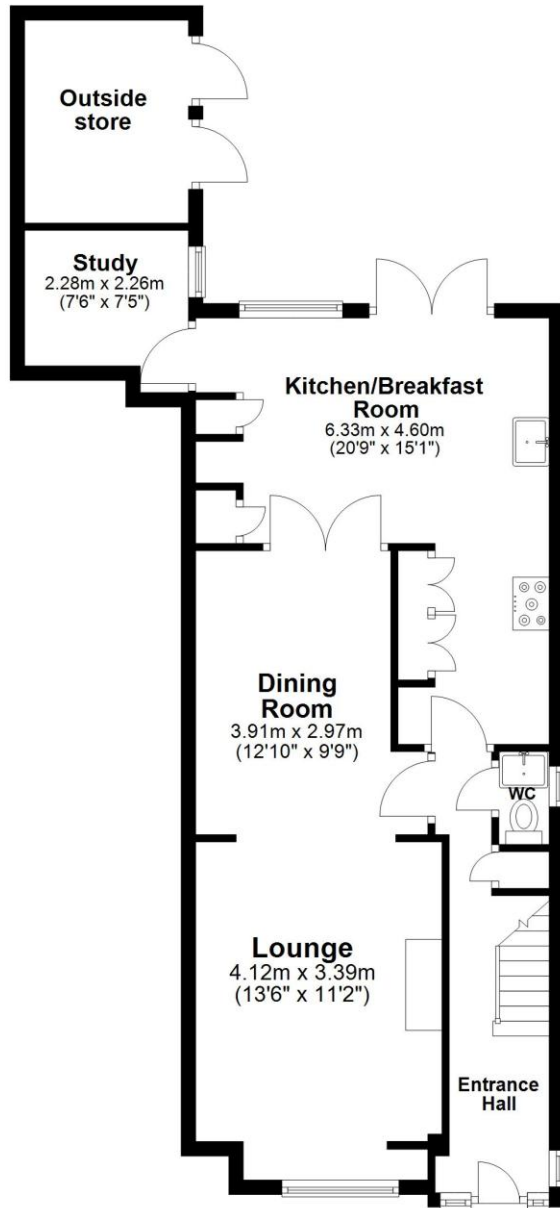
Family Bathroom: A three-piece suite comprising a bath with shower over, low-level WC and

pedestal hand wash basin, along with a heated towel rail, tiled splashbacks, and an opaque window to the front aspect.

Outside - Rear & Side: There is a hardstanding area providing two off-road parking spaces, a brick-built log store and shed, mature hedging, and swing gates opening onto the private road. The oil tank housed to the side of the property and also to the side is communal land which visitors can use for parking.

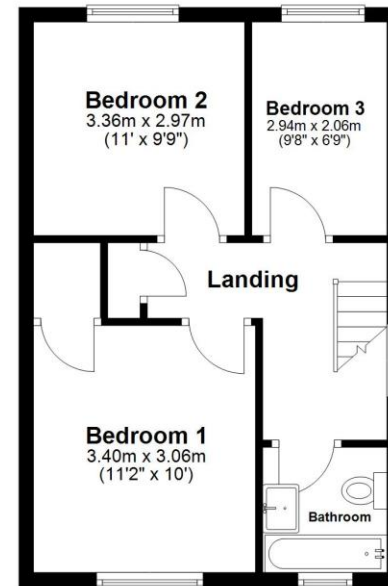
Ground Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Total area: approx. 105.5 sq. metres (1135.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: C



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