



Palmer & Partners

Coxhall Cottages, Holbrook Road,
Tattingstone, Suffolk, IP9 2NP
Offers In Excess Of £475,000



Palmer & Partners

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- No Onward Chain
- Plot of Just Under One Acre (STS)
- Far-Reaching Field Views
- Extended Semi-Detached House
- Three Large Double Bedrooms
- Three Generous Reception Rooms
- Family Shower Room & Bathroom
- En-Suite Shower Room
- Two Spacious Attic Rooms
- Double-Glazing & Oil-Fired Central Heating
- Ample Off-Road Parking for Multiple Vehicles
- Double Garage & Various Outbuildings



Sitting on a plot of just under one acre (subject to survey) on the edge of the sought-after village of Tattingstone, this extended three-bedroom semi-detached house, with two spacious attic rooms, enjoys excellent access to road networks, Alton Reservoir for scenic walks, and the village itself. Beautifully positioned with field views from every aspect, the property is offered with no onward chain and benefits from double-glazing, oil-fired central heating, a detached double garage, and ample off-road parking for multiple vehicles. The grounds are a particular feature, with attractive gardens, various outbuildings, and generous space surrounding the home.

A summary of the accommodation: the ground floor comprises an entrance

lobby with shower room, an entrance hall, sitting room with open fire, dining room with wood burner, 20ft living room with dual fuel burner, spacious kitchen, and a rear lobby incorporating a utility/boot room and cloakroom. The first floor offers three well-proportioned double bedrooms, one benefitting from an en-suite shower room, along with the family bathroom. On the top floor are two converted attic rooms, providing additional versatile space.

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.

Entrance Lobby: 7' x 6'8" (2.13m x 2.03m) Radiator and doors leading to the shower room, entrance hall, and living room.

Shower Room: 6'8" x 5'1" (2.03m x 1.55m) A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with tiled floor and a double-glazed window to the front aspect.

Entrance Hall: Staircase rising to the first floor and a door leading to:

Sitting Room: 12' x 11'10" (3.66m x 3.6m) Double-glazed window to the front aspect, understairs cupboard, radiator, exposed brick fireplace with an open fire, and double doors leading through to:

Dining Room: 15'1" x 11'4" (4.6m x 3.45m) Double-glazed window to the rear aspect, wood burner, radiator, exposed floorboards, and doors leading to the living room and kitchen.

Living Room: 20'1" x 12'5" (6.12m x 3.78m) Double-glazed French doors opening out to the side, two double-glazed windows to the side aspect, laminate floor, two radiators, and an exposed brick fireplace with a dual-fuel burner.

Kitchen: 15'6" x 11'2" (4.72m x 3.4m) Fitted with an extensive range of matching eye and base units, roll edge work surfaces, sink and drainer, and tiled splashbacks. There is space for all appliances with a built-in extractor hood, a radiator, ceiling inset spotlights, double-glazed window to the side aspect, and a door leading to:



Rear Lobby: Radiator, door opening out to the rear garden, and doors leading to the utility/boot room and cloakroom.

Utility/Boot Room: 7'4" x 6'5" (2.24m x 1.96m) Double-glazed window to the rear aspect and tiled floor.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and double-glazed window to the side aspect.

First Floor Landing: Double-glazed window to the rear aspect, stairs rising to the converted attic rooms, and doors leading to the bedrooms and bathroom.

Bedroom: 14' x 12'5" (4.27m x 3.78m) Double-glazed window to the side aspect, radiator, ceiling inset spotlights, and a door leading to:

En-Suite Shower Room: 7'5" x 5'5" (2.26m x 1.65m) A three-piece suite comprising a

double-width shower enclosure, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled walls and double-glazed window to the side aspect.

Bedroom: 11'10" x 11' (3.6m x 3.35m)

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

Bedroom: 11'4" x 10'8" (3.45m x 3.25m)

Double-glazed window to the rear aspect and a radiator.

Family Bathroom: 7'5" x 6'8" (2.26m x 2.03m) A three-piece suite comprising a bath with shower over, low-level WC and pedestal hand wash basin, along with a radiator, tiled floor and walls and a double-glazed window to the front aspect.

Attic Room: 15'1" x 14'8" (4.6m x 4.47m)

Two Velux windows, radiator, period fireplace, and a door leading to:

Attic Room: 12'5" x 11'8" (3.78m x 3.56m)

Double-glazed window to the side aspect, radiator, and laminate floor.

Outside: The property is approached via a private driveway accessed from White Horse Hill, leading first to a detached double garage and continuing to a large, paved terrace. This terrace extends from the living room and provides an excellent space for alfresco dining. The driveway offers ample off-road parking for multiple vehicles. The garden is arranged on both sides of the driveway, with the front and side areas laid to lawn and enclosed by fencing and mature hedgerow, along with a path leading to the front door. The remainder of the garden is also laid to

lawn, with part left to nature and the rest beautifully maintained, all enclosed by fencing and established hedging. There are various outbuildings, and the oil tank is situated within the garden.

Double Garage: 23'6" x 19'4" (7.16m x 5.9m) Two single doors providing vehicular access with a pedestrian door opening out to the side.

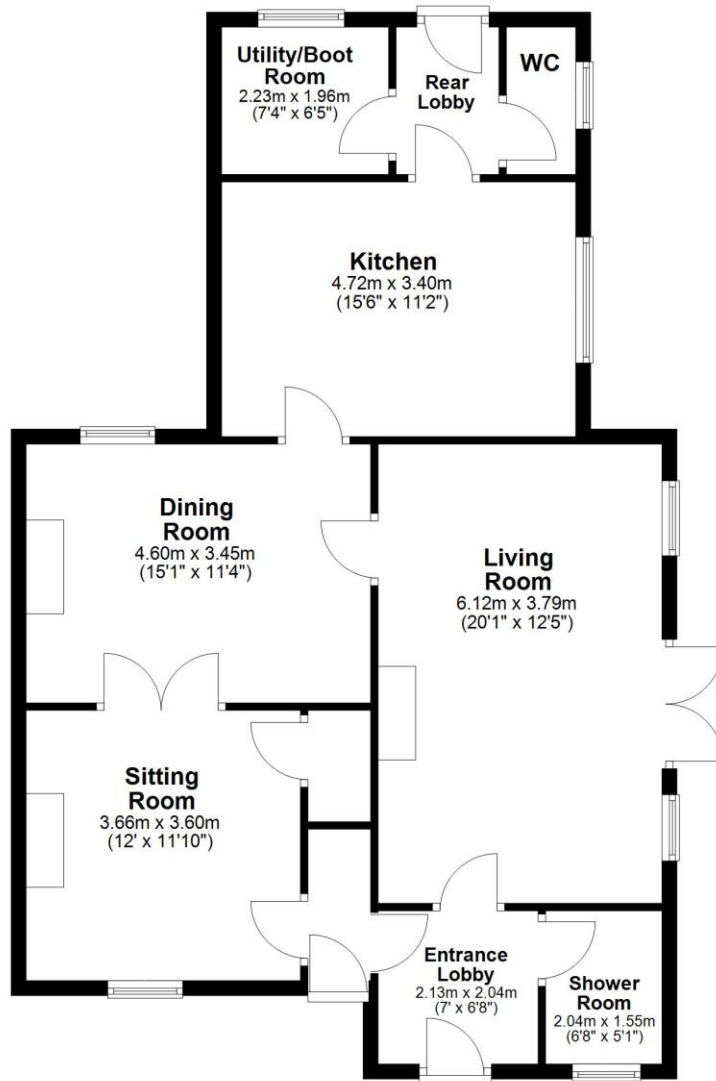
Agent's Note: Planning permission was granted for the extension.

Reference number: B/05/00473

Works: Erection of three-storey side extension; single-storey rear extension; front porch; side conservatory and detached double garage (existing single-storey side and rear extensions to be demolished).

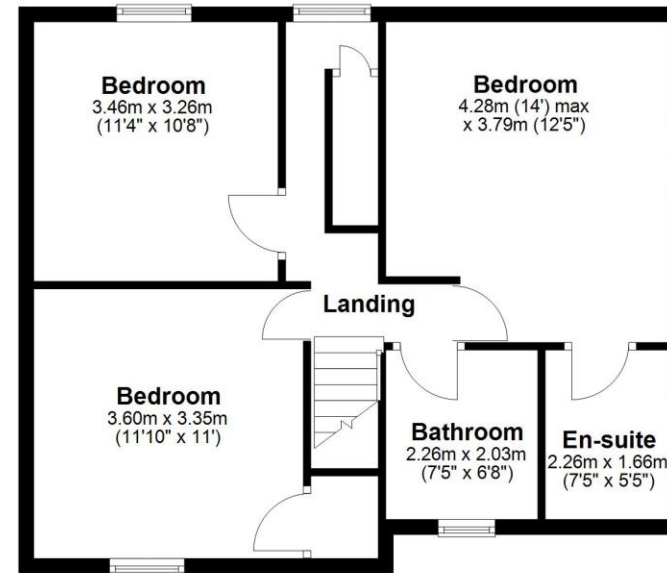
Ground Floor

Approx. 91.2 sq. metres (981.4 sq. feet)



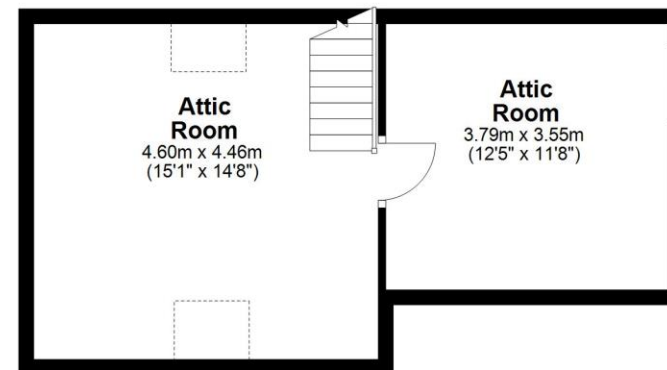
First Floor

Approx. 58.7 sq. metres (631.6 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 184.1 sq. metres (1982.0 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.



Attributes

3 Bedrooms, 3 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: C



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