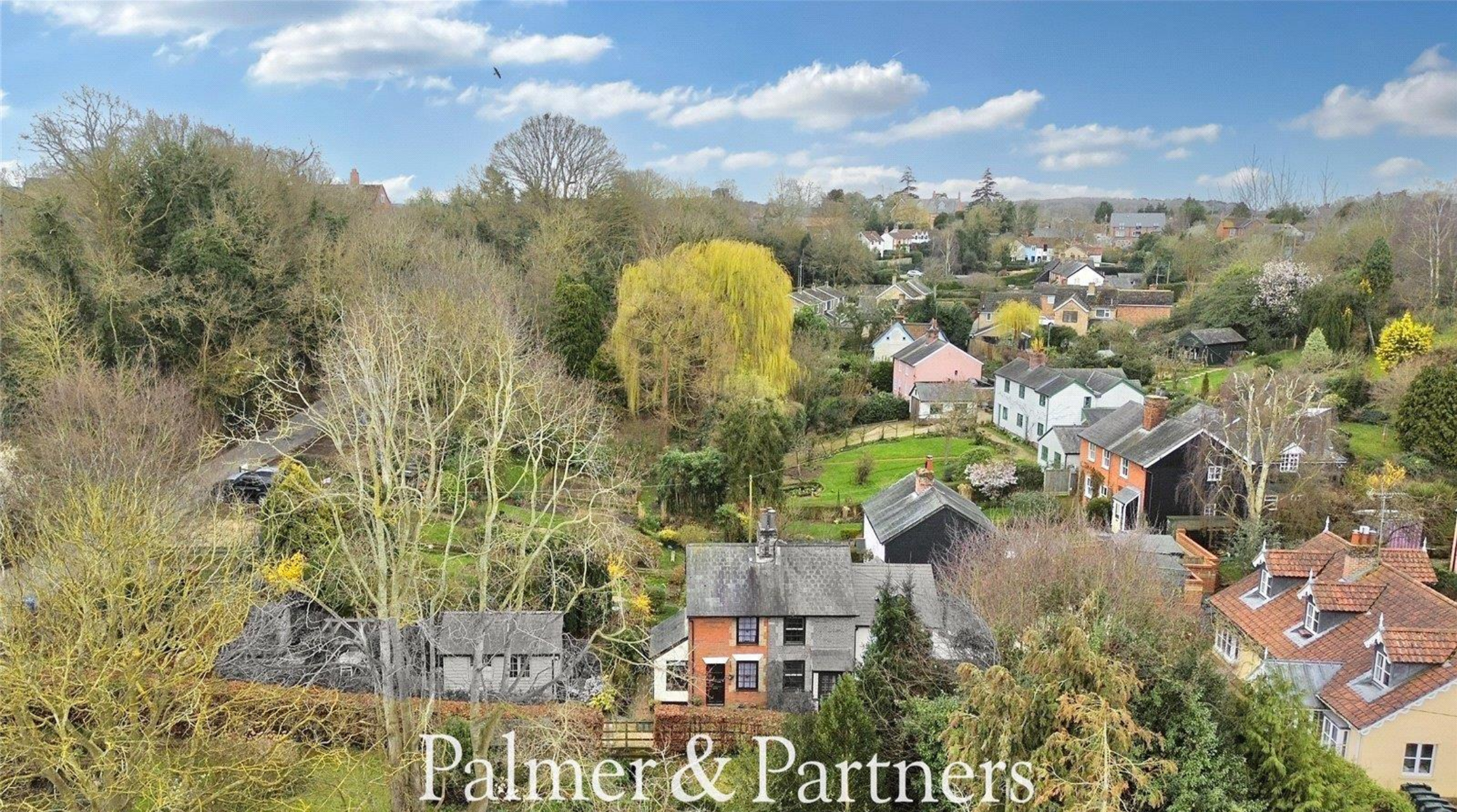




Palmer & Partners



Stream Cottages, Pin Mill Road,
Chelmondiston, Ipswich, Suffolk, IP9 1JH
Offers in excess of £230,000

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- No Onward Chain
- Charming Semi-Detached Cottage
- Two Bedrooms
- Lounge with Open Fire
- Ground Floor Bathroom
- Bridge Over the Stream
- Private & Well-Stocked Garden
- Off-Road Parking



Located in the heart of the sought-after village of Chelmondiston, along Pin Mill Road and just a few minutes from the estuary, lies this charming two-bedroom semi-detached cottage. Known as Stream Cottage, in reference to the stream running alongside the pair of cottages, the property enjoys a very private and well-stocked garden, off-road parking, and is offered for sale with no onward chain. As agents, we strongly recommend an early viewing to

fully appreciate the setting. The accommodation comprises a lounge with feature open fire, a ground floor bathroom, kitchen, and two bedrooms to the first floor.

Chelmondiston is a vibrant and pretty parish village bordering the River Orwell with areas of outstanding natural beauty and wonderful National Trust walks throughout Pin Mill and surrounding areas. The village offers a range of local amenities including Primary

School, Post Office and shops, Chinese takeaway, gastro pub, equestrian centre, sailing club, tennis courts, and play park. The village offers lots of community activities (yoga, dance, drama, book groups, etc.) with Jimmy's Farm, Suffolk Food Hall, Alton Water, and Harkstead Beach all just a stone's throw away. Chelmondiston is located just a few miles from The Royal Hospital and Ipswich High Schools as well as the Royal Harwich Yacht Club and MDL

marina. The nearest train station is Ipswich mainline station providing direct links to London Liverpool Street Station. Chelmondiston is an easy 15-minute commute to Ipswich and Manningtree, has good transport (bus) networks, and is a dog walker's heaven.

Lounge: 11'11" x 11'6" (3.63m x 3.5m) The front door opens straight into the lounge which has a window to the front aspect, a wall-mounted electric heater, a feature open fire set within a brick fireplace, and



doors leading to the bathroom and kitchen.

Bathroom: The bathroom features a bath with shower over and shower screen and a vanity hand wash basin with storage beneath, along with a wall-mounted electric heater, tiled walls and floor, and an opaque window to the front aspect. The low-level WC is discreetly positioned behind a partition wall within the bathroom and benefits from its own opaque window to the rear aspect.

Kitchen: 9'2" x 6'7" (2.8m x 2m)
The kitchen is fitted with a range of matching wall and base units with drawers, roll edge work surfaces, a circular sink, and metro tile splashbacks. The integrated oven and electric hob are set beneath an extractor hood, and there is space for an undercounter fridge. The room features a tiled floor, a window overlooking the rear aspect, and a door leading out to the rear garden, as well as a further door providing access to the lounge. A staircase rises to the first floor,

with a useful understairs utility cupboard beneath, offering space and plumbing for a washing machine.

First Floor Landing: Doors to the bedrooms.

Bedroom One: 11'11" x 11'6" (3.63m x 3.5m) Window to the front aspect, wall-mounted electric heater, and a built-in cupboard.

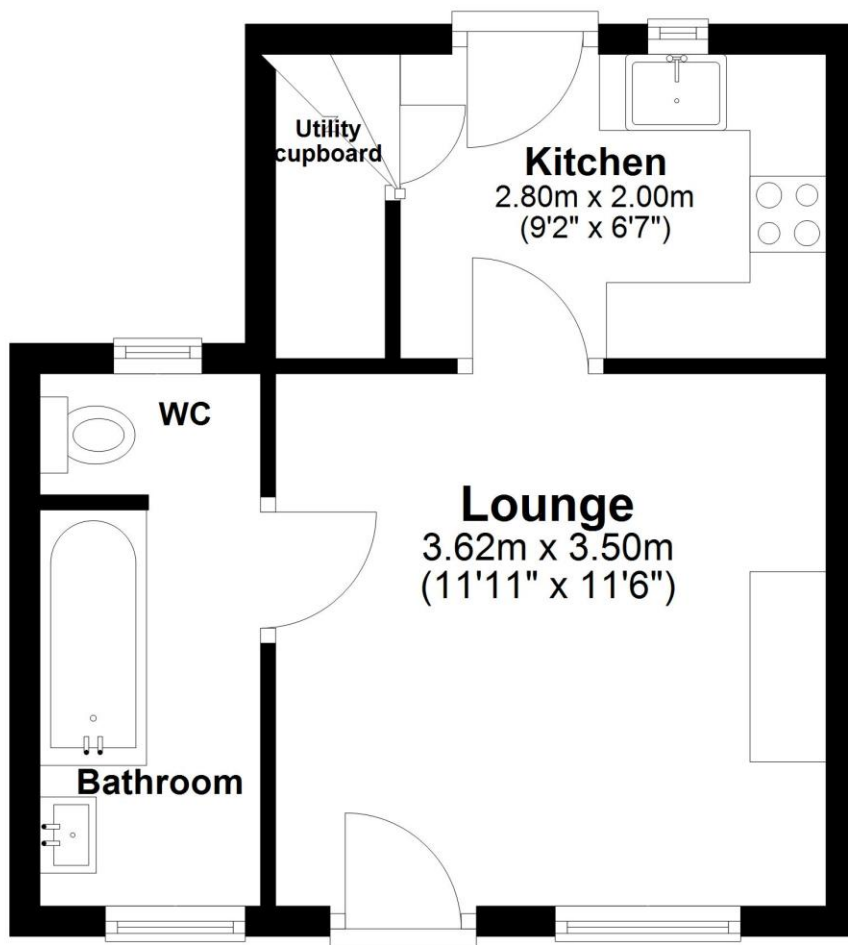
Bedroom Two: 9'1" x 6'11" (2.77m x 2.1m) Window to the rear aspect, wall-mounted electric heater, built-in cupboard, and access to the loft.

Outside: Leading out from the kitchen is a courtyard garden,

providing a lovely and private outdoor seating area. A stream runs alongside the cottage, with a bridge crossing over to a large, well-stocked and highly private side garden. The garden is predominantly laid to lawn and features a patio area, along with mature trees, established hedging, shrubs, and well-planted flowerbeds throughout. It extends up to Pin Mill Road, where off-road parking is available. There is also shared access to the front door via a private driveway.

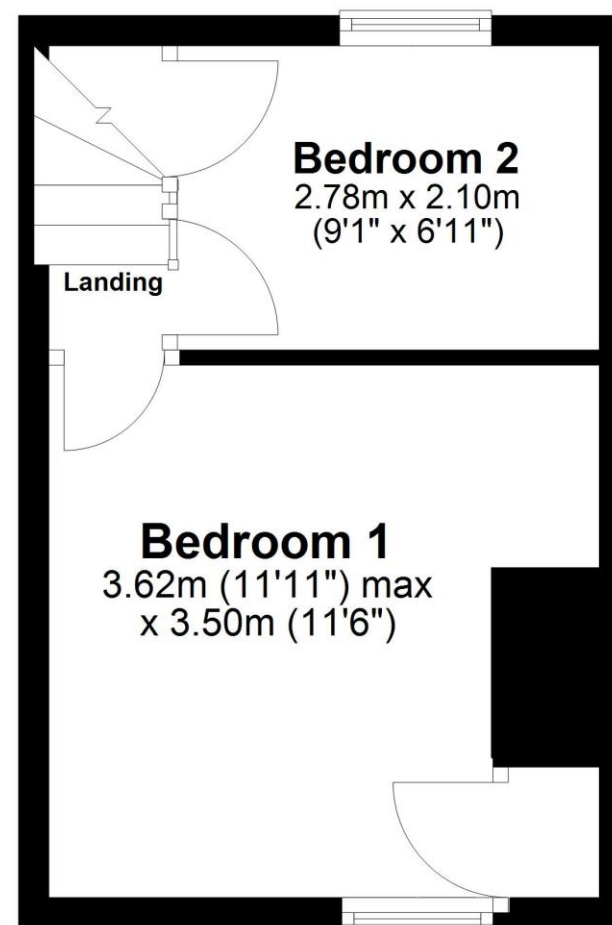
Ground Floor

Approx. 25.7 sq. metres (276.6 sq. feet)



First Floor

Approx. 20.5 sq. metres (221.2 sq. feet)



Total area: approx. 46.2 sq. metres (497.8 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

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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