



Woodlands, Chelmondiston, Ipswich

GUIDE PRICE £425,000-£450,000 Occupying a pleasant position within the popular village of Chelmondiston, this beautifully presented detached bungalow has been significantly improved and extended by the current owners to create a stylish and practical home. The property benefits from extensive renovation works including a new kitchen, bathrooms, utility room, heating system, flooring, windows, doors and landscaping, resulting in a stunning home that is ready to move straight into.

Guide price £425,000

Woodlands

Chelmondiston, Ipswich, IP9



- Extended and comprehensively renovated detached bungalow
- Contemporary family bathroom, separate utility room and pantry
- Block-paved driveway providing off-road parking
- Stunning open-plan kitchen, dining and living space with bi-fold doors to the garden
- High-quality fitted kitchen, new flooring, carpets and internal finishes throughout
- Popular village location on the sought-after Shotley Peninsula
- Two double bedrooms, including a principal suite with walk-in wardrobe and en-suite shower room
- Landscaped front and rear gardens with pergola seating area and outside tap

The Property

The bungalow extends to approximately 1,102 sq ft (102.4 sq m) and is arranged around a welcoming entrance hall.

At the heart of the home is an impressive open-plan kitchen, dining and living space extending to over 11 metres in length. Designed for modern living and entertaining, the room features a contemporary fitted kitchen with a large central island, integrated appliances and generous dining and seating areas. Large bi-fold doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces, while roof glazing and large windows provide an abundance of natural light.

The current owners have undertaken a comprehensive programme of improvements, including the installation of a completely new kitchen, a new utility room, replacement internal and external doors, modern WEN windows, new carpets and engineered wooden flooring throughout the principal living areas.

The principal bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room, while the second bedroom is another generous double room served by a contemporary family bathroom.

Additional practical features include a separate utility room, pantry storage and a boarded loft accessed via a loft hatch located within the utility room, providing useful additional storage space.

The property also benefits from a modern oil-fired heating system installed as part of the renovation works.

The Outside

To the front, the property enjoys an attractive landscaped setting with a lawned garden and block-paved driveway providing off-road parking.

The rear garden has been thoughtfully landscaped to create a private and inviting outdoor space, featuring a generous lawn, well-stocked planted borders, decorative pathways and a paved pergola seating area ideal for outdoor dining and entertaining. An outside tap and garden store provide further practicality for day-to-day use and garden maintenance.

The bi-fold doors from the living area ensure the garden becomes a natural extension of the home during the warmer months.

The Area

Chelmondiston is a highly regarded village situated on the picturesque Shotley Peninsula, an area renowned for its attractive countryside, riverside walks and sailing facilities.

The village offers a range of everyday amenities including a village shop, primary school, public house and community facilities, while nearby Woolverstone Marina and the banks of the River Orwell provide excellent leisure opportunities. Ipswich is within easy reach and offers a comprehensive range of shopping, leisure and rail services, including direct trains to London Liverpool Street.

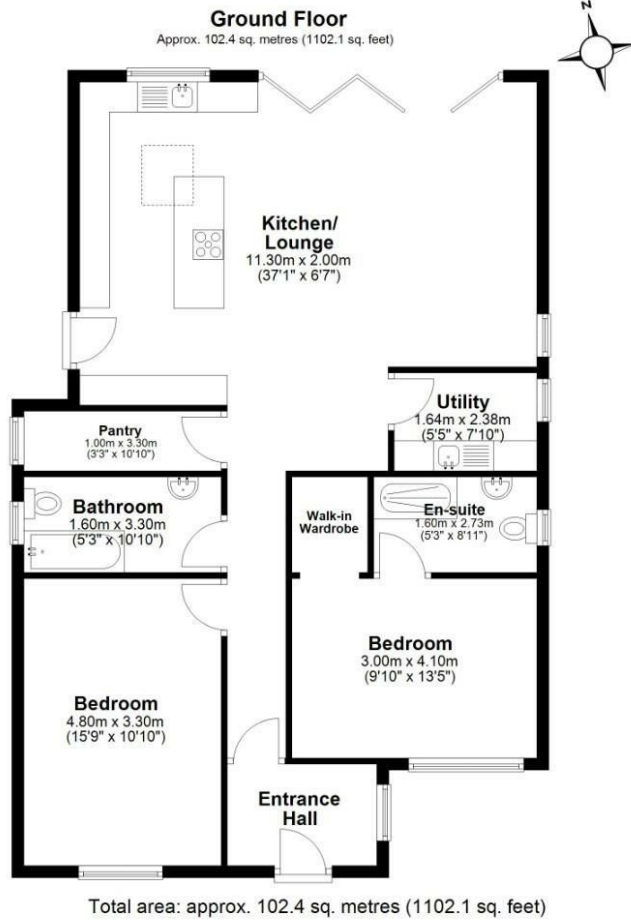
Further Information

Local Authority: Babergh District Council

Council Tax Band: C



Floor Plan



All measurements are provided as a general guide for prospective buyers and should not be considered precise. This floor plan is for illustrative purposes only, and no responsibility is accepted for any error, omission, or misstatement. The services, systems and appliances shown have not been tested, and no guarantee is given regarding their operability or efficiency. Measurements may have been taken from the widest points and could include wardrobe or cupboard space. No guarantee is given for any measurements, including total areas. Buyers are strongly advised to take their own measurements.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92-101) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	67	80	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC