

3 Bedroom Cottage
Hill Farm Cottages
Ipswich Ackenham IP6
0HH £550,000
Freehold

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Ref: HRT004220214



3 Bedroom Cottage - Akenham village - Northern outskirts - Three double bedrooms - Semi-detached house - Two reception rooms - Kitchen-breakfast room - Central heating - Double glazing - Parking and garage -Home office/summer house

- **3 Bedroom Cottage**
- **4 Piece Bathroom Suite**
- **South Facing Rear Garden**
- **Oil Fired Heating**
- **Double Glazing**
- **Off Road Parking**



Front Garden

Path way leading to front door, gravel, plant shrub and tree boarders.

Lounge/Diner 20'9" x 14'9" (6.32m x 4.5m)

Double glazed window to front aspect, double glazed patio doors leading to garden, radiator. Karndean through out, with an open fire in the lounge end of the room.

Reception Room 11'4 x 10'6

Double glazed window to front aspect, radiator with under stairs cupboard, Karndean flooring.

Kitchen / Breakfast Room 15'0" x 9'0" (4.57m x 2.71m)

Double glazed window to rear aspect, a range of base and wall units, roll top work surfaces with inset sink, space for oven with fitted extractor over, space for fridge/freezer, washing machine. Double glazed door leading to utility room.

Cloakroom

Low access WC

Landing

Windows to side with views over field, stairs leading to first floor.

Bedroom One 14'9" x 10'9" (4.5m x 3.28m)

Double glazed window to rear aspect, radiator.

Bathroom 14'9" x 7'4" (4.5m x 2.24m)

Two double glazed window to rear aspect, bath with central taps and shower over, shower cubicle, pedestal hand wash basin and low access W.C. Also has airing cupboard in the bathroom.

Bedroom Two 14'9" x 9'5" (4.5m x 2.87m)

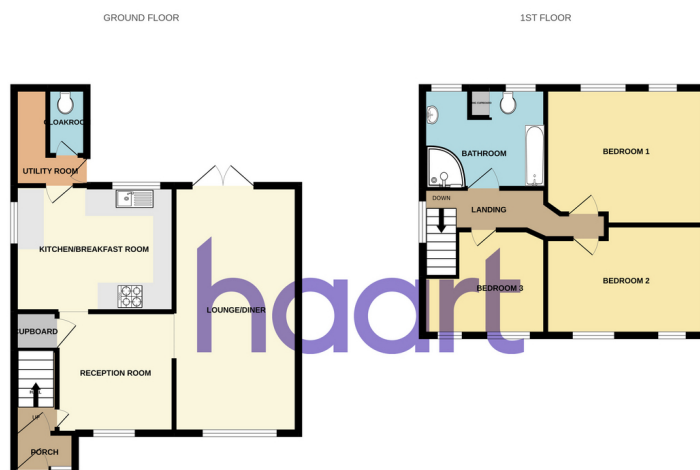
Two double glazed windows to front aspect, radiator.

Bedroom Three 10'7" x 9'7" (3.23m x 2.92m)

Double glazed windows to front aspect, radiator.

Rear Garden

The rear garden which is predominantly laid to lawn with raised patio area leading to rear doors. There is stunning far reaching views across the countryside to the side and rear of the property. With potential on the side of the property to extend or plans for new build.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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