



**Upper Birches**  
**Chattisham, Ipswich, Suffolk**

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# Upper Birches, Chattisham, Ipswich, Suffolk, IP8 3QG

Ipswich is the well-regarded County town of Suffolk which offers a wide range of amenities and cultural activities including a museum, two theatres, cinemas and a thriving waterfront. Situated on the River Orwell, Ipswich is within easy reach of Hadleigh (9 miles), Colchester (17 miles) and Bury St Edmunds (25 miles). Mainline rail links to London Liverpool Street (1 hour 10 mins) are located in the town centre. The town also has good access to the A12 and A14 trunk roads.

Upper Birches is a four-bedroom detached bungalow set back from a quiet lane enjoying an edge of village location, with a detached high specification two-bedroom annexe to side with separate vehicular entrance. The principal residence is arranged via four ground floor reception rooms including a kitchen/breakfast room, dining room, garden room and sitting room with a wood burning stove. The annexe is further comprised of an open plan kitchen/reception room with two bedrooms (one en-suite) along with several useful outbuildings including a store and barn/studio. Set within ground of approximately 1.27 acres, the gardens surround the property with extensive lawns, herbaceous borders, ornamental ponds and a variety of mature trees.

**A four-bedroom detached bungalow offering an accommodation schedule of approximately 2,200sq ft set within ground of approximately 1.27 acres comprising of four reception rooms including a kitchen/breakfast room. Further benefitting from a detached two-bedroom (one en-suite) annexe and further useful outbuildings.**

## Principal Residence

**ENTRANCE HALL:** Radiator with decorative cover, internal cupboard, UPVC door with glazed panel and side panel.

**SITTING ROOM:** Double glazed window to front, fireplace with wood surround, brick hearth, and inset wood burning stove, coving.

**KITCHEN/DINING ROOM:** Fitted with Shaker style base and matching wall mounted cupboards. Work surface with one and a half composite granite effect sink and drainer to side with mixer tap above. Belling double electric oven, halogen five ring hob and stainless-steel and glass extractor hood above. Integrated appliances include dishwasher and fridge. Tiled flooring throughout and window to front. Doors led to the garden room and the:

**UTILITY AREA:** Wall mounted oil-fired boiler, space for fridge/ freezer, linen store cupboard and double-glazed window to rear. Space and plumbing for washing machine/dryer.

**GARDEN ROOM:** Windows to rear and side and double doors to the garden all affording views across gardens and farmland beyond. Wall mounted heater

**DINING ROOM:** With windows to rear affording views across adjacent farmland, down lights and radiator. Door leading to:

**INNER HALL:** Double glazed glass door to garden, hatch to loft and door to:

**BEDROOM 3:** With double glazed window to front and side and wall mounted lights.

**BEDROOM 4:** With double glazed window to front, radiator and coving above.

**FAMILY BATHROOM 2:** Panel bath with electric shower above and glass screen. Pedestal wash hand basin, WC and tiled flooring throughout. Part tiled walls, radiator and down lights.

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**STUDY:** With double glazed window to rear, linen cupboard also housing water cylinder and useful fitted shelving.

**UTILITY ROOM:** With double glazed door and window to rear, useful fitted storage cupboards and tiled flooring throughout.

**CLOAKROOM:** Fitted with concealed WC, wash hand basin within a fitted base unit and tiled flooring throughout.

**FAMILY BATHROOM 1:** Bathroom suite comprising off set corner bath, vanity unit with inset basin with mixer tap above, granite surfaces over. Concealed WC, shower with cornered glass screening and wall mounted heated towel radiator. Tiled flooring throughout with part tiled walls, downlights and double glazed window to rear.

**BEDROOM 2:** With double glazed window to front and built in wardrobes with sliding doors.

**BEDROOM 1:** With double glazed window to side and radiator.

## Annexe

**ENTRANCE HALL:** With hatch to loft and composite door with glass panel opening to:

**KITCHEN/DINING/SITTING ROOM:** With base and wall mounted units, one and a half sink with vegetable drainer to side and mixer tap above. Stainless steel & glass electric oven with extractor hood above, space and plumbing for washing machine/dryer and space for fridge/freezer. Double glazed window to rear, hatch to loft and wood effect flooring throughout.

**BEDROOM 2:** French doors opening to front and side.

**BEDROOM 1:** With double glazed window to rear and side.

**EN-SUITE SHOWER ROOM:** Double glazed obscured glass window to side, shower with both handheld and mounted shower attachments and wall mounted

heated towel radiator. Wash hand basin within a vanity unit and mixer tap above and WC.

**SHOWER ROOM:** Double size shower with fixed glass surround, vanity with inset sink and mixer tap above. Concealed WC. Double glazed window to rear and wall mounted heated towel radiator.

## Outside

The main property is approached via a shingle driveway with space for approximately five vehicles. With three separate entrances, the gardens envelope the property with a variety of shrubs and trees including poplar, birch, oak tree in addition to a variety of fruit tree. Perennial borders with greenhouse to rear and a selection of useful outbuildings. Barn with lean to and decked terrace onto the pond. The gardens are further enhanced by outside lighting and paved patio seating areas along with countryside views.

**SERVICES:** Mains water and electricity are connected. Oil fired heating. Private drainage via a septic tank (shared between the bungalow and annexe). **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 49Mbps (source Ofcom).

**PHONE COVERAGE:** EE, O2 and Vodafone (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**EPC RATING:** Band B (annexe) & Band D (main bungalow). A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G (main bungalow) & A (annexe).

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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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