



Booth Lodge

Chamberlain Phillips
PROPERTY AGENTS
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FOR SALE

The Heath, Tattingstone
Guide Price £525,000

Tattingstone

** GUIDE PRICE £525,000 - £550,000 **

Chamberlain Phillips are delighted to offer this resplendent Neo Georgian detached family home situated within an ever-requested village location within easy reach of Alton Water, Manningtree, Ipswich and road and rail networks.

Constructed by Glenmoor developments some 9 years ago, the property offers spacious characterful family accommodation, including high ceilings and sash windows. Additional benefits include an air source heat pump, underfloor heating to the ground floor, garage, carport and plenty of parking.

Stepping through the front door you enter the entrance hall with stairs leading to the first-floor landing, doors to the cloakroom, study/bedroom five, sitting room, formal dining room and kitchen/dining/family area.

The heart of the home is the west-facing kitchen/dining/family area with bi-fold doors to the garden. The kitchen area offers a myriad of units, inset butler sink, an integrated fridge/freezer, a double oven, and a dishwasher. A separate island unit offers an integrated induction surfaces, all with contrasting granite work surfaces.

The utility room offers a selection of contrasting wall and base units, space for a washing machine and tumble dryer, inset sink and door to the side.

The sitting room is dual aspect with a feature marble fireplace housing a multi-fuel burning stove and double doors leading to the dining room which has bi-fold doors leading to the rear garden.

The principal bedroom sits at the rear of the property with west-facing windows overlooking the rear garden and has a walk-in wardrobe with fitted rails, a further selection of matching fitted John Lewis wardrobes, bedside tables, chest a drawer and dressing table. The generous ensuite has a large shower enclosure, dual vanity sink units and WC.





Bedroom two faces east with a fitted wardrobe, bedroom three faces east and is currently used as an office/workspace having been fitted with two desk units and varying matching cupboards and draw units, with the fourth bedroom facing south. The family bathroom hosts an independent shower cubicle, side panel bath, wash hand basin and wc.

To the outside the rear garden is mostly laid to lawn, split into two sections with garage, separate carport and drive providing parking for several vehicles.



IMPORTANT INFORMATION:

Tenure - Freehold

Council Tax - Band E

Services Connected - Mains

Electric/Water/Drainage

Heating - Radiators / Underfloor via Air Source heat pump

LOCATION:

Tattingstone is situated approximately six miles to the south of Ipswich. The village offers an excellent primary school with a local secondary catchment at Holbrook, a church, two public houses and is conveniently located for excellent sailing facilities at the adjacent Alton Water reservoir.

There is a mainline railway station five miles away in the town of Manningtree with direct services to London Liverpool Street, or six and a half miles away in Ipswich.



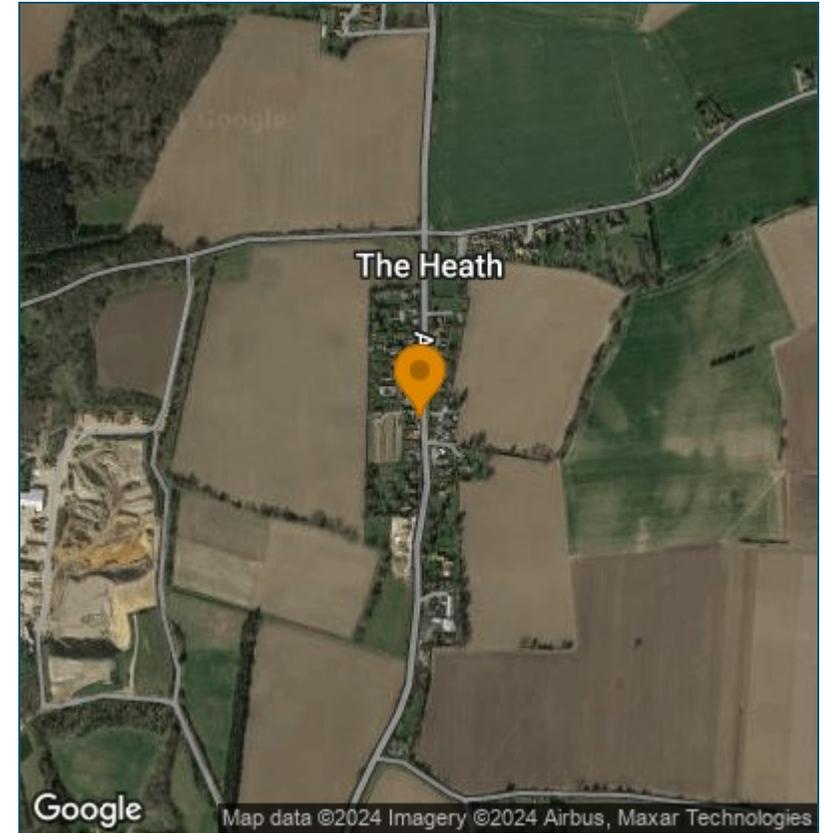
- SUPERIOR DETACHED HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BEAUTIFUL KITCHEN
- MASTER EN-SUITE WITH WALK IN WARDROBE
- GARAGE AND CARPORT
- ADDITIONAL DRIVEWAY PARKING
- TASTEFULLY PRESENTED
- VIEWING ADVISED
- GUIDE PRICE £525,000 - £550,000



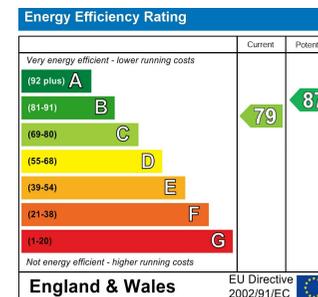
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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