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Shop Lane, Little Glemham, Suffolk,
IP13 0BD
Asking Price £600,000

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- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- 27ft Kitchen/Family Room
- Utility Room & Boot Room
- Bathroom & En-Suite Shower Room
- Two Ground Floor WCs
- Driveway Providing Off-Road Parking
- Double Garage
- EV Charging Point
- South-Facing Rear Garden

This beautifully presented and sizeable four-bedroom detached family home is located down a quiet lane in the rural village of Little Glemham. The property comes with a sizeable outbuilding measuring 1,411 sq ft consisting of a double garage, studio, workshop and two storage areas. Further benefits include a block-paved driveway providing off-road parking, EV charging point, and a south-facing rear garden.

A summary of the accommodation: entrance hall, sitting room with log burner, dining room with open fireplace, study, 27ft kitchen/family room with integrated kitchen appliances, utility room, boot room, and two cloakrooms complete the ground floor. The first floor consists of

the family bathroom and four bedrooms, the master benefiting from an en-suite shower room.

The rural village of Little Glemham is situated approximately sixteen miles from the county town of Ipswich, which offers direct rail links to London Liverpool Street station and Norwich. Campsea Ashe is only five minutes' drive and offers connecting rail links to London and Norwich. Notable places of interest close by include the market town of Woodbridge and Snape Maltings. The village is home to many fine listed buildings including a 19th century schoolhouse, Grade I St. Andrew's Church, Grade I Glemham Hall, and the flourishing local pub, The Lion Inn. The Suffolk Heritage coast,



including Orford, Aldeburgh, and Thorpeness, is only a short twenty-minute drive. Access to the countryside is literally a stone's throw from the property, with many local countryside and woodland walks for all to enjoy.

Entrance Hall: Two built-in cupboards, exposed wood floor, oak skirting boards, staircase rising to the first floor, doorway into the dining room, and doors leading to the cloakroom, study, sitting room and kitchen.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and opaque window to the front aspect.

Study: 9' x 7'4" (2.74m x 2.24m) Window to the front aspect and a radiator.

Sitting Room: 19'5" x 13'1" (5.92m x 4m) Dual aspect with window to the front and French doors opening onto decking in the rear garden, radiator, and a Tortoise Firebox log burner set within a feature fireplace.

Dining Room: 13'2" x 11'5" (4.01m x 3.48m) Window to the rear aspect, French doors opening onto decking in the rear garden, radiator, an open fireplace, feature exposed red brick wall with castellations, and reclaimed 15th century door leading to:

Kitchen/Family Room: 27'8" x 12'4" (8.43m x 3.76m) Fitted with a range of matching eye and base units, roll edge work surfaces, stainless steel sink and drainer, and island unit. All the appliances are integrated and include a fridge, dishwasher, microwave, two



electric ovens and gas hob with extractor hood over. The room has a porcelain tiled floor with underfloor heating, bi-fold doors opening out to the rear garden, window to the rear aspect, skylight window, and a door leading to:

Utility Room: 8'10" x 7' (2.7m x 2.13m) Window to the side aspect, base level units with roll edge work surface over incorporating a sink, space and plumbing for a washing machine, porcelain tiled floor, radiator, and doors leading to a cloakroom and boot room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a water softener and opaque window to the front aspect.

Boot Room: 9'9" x 5'2" (2.97m x 1.57m) Large built-in cupboard, tiled floor, skylight window, and door opening out to the side.

First Floor Landing: Skylight window, built-in cupboard, radiator, and doors leading to the bedrooms and bathroom.

Master Bedroom: 11'5" x 11'5" (3.48m x 3.48m) Dormer window to the rear aspect, feature wood panelled wall, radiator, and door leading to:

En-Suite Shower Room: A three-piece suite comprising a walk-in shower enclosure, close-couple WC and vanity hand wash basin with storage beneath, along with tiled walls and floor, heated towel rail, and a window to the front aspect.

Bedroom Two: 13'2" x 10'8" (4.01m x 3.25m) Window to the rear aspect, opaque window to the side aspect, and a radiator.

Bedroom Three: 10'6" x 9'9" (3.2m x 2.97m) Windows to the front and rear aspects, radiator, and an exposed beam.

Bedroom Four: 12'6" x 7'4" (3.8m x 2.24m) Window to the front aspect, radiator, and built-in cupboards.

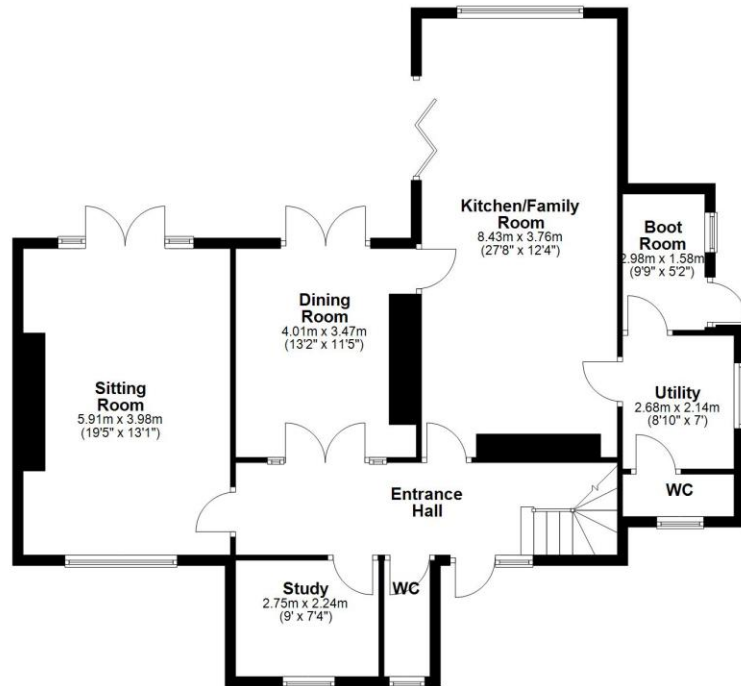
Family Bathroom: A three-piece suite comprising a bath with shower over, close-couple WC and hand wash basin, along with a radiator, tiled floor, extractor fan, and a skylight window to the front aspect.

Outside: The frontage has a lawned area enclosed by iron fencing and dwarf wall with a block-paved

driveway providing off-road parking, an EV charging point, and gated side access to the rear garden. The south-facing rear garden is predominantly laid to lawn and is well-stocked with shrubs and flowers, there is a trellis for climbing plants, a decked area, and is fully enclosed.

Outbuilding: 1,411 sq ft The outbuilding is of insulated hollow concrete block construction with a concrete floor and most of the internal walls are not structural so could be removed to open up the space if required. The building comprises a garage area and workshop and has power, light and water connected.

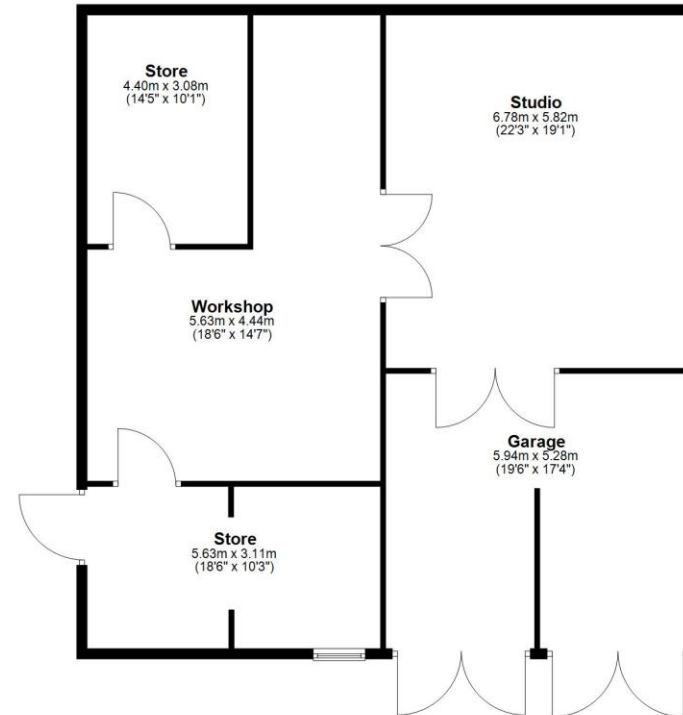
Ground Floor
Approx. 105.8 sq. metres (1138.4 sq. feet)



First Floor
Approx. 67.8 sq. metres (729.8 sq. feet)



Workshop
Approx. 141.1 sq. metres (1518.6 sq. feet)



Total area: approx. 314.6 sq. metres (3386.8 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.



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Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,

EPC Rating: D

Council Tax Band: E



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