



Palmer & Partners



Duke Street, Hintlesham, Ipswich,
Suffolk, IP8 3PW
Guide Price £500,000 to £550,000

Palmer & Partners

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- Detached New Build Property
- Three Double Bedrooms
- Master Has Dressing Room & En-Suite
- Two Reception Rooms
- Howdens Kitchen & Utility Room
- South-Facing Rear Garden
- Garage & Driveway Parking
- Air Source Heat Pump

Do not miss out – contact the office straight away to arrange a viewing.

This exceptional three-bedroom detached new build property is situated in the sought-after village of Hintlesham on a small development which is surrounded by countryside with the A12 and A14 commuter trunk roads just a few miles away. This individually designed family home is finished to a very high specification with a choice of flooring available and comes with a low-maintenance south-facing rear garden, garage and driveway to the rear, Wi-Fi controlled underfloor heating on the ground floor, radiators on the first floor via the air

source heating system, and double-glazed hardwood windows.

A summary of the accommodation is as follows: entrance hall; bespoke Howdens kitchen and utility room, the kitchen having integrated appliances; living room with provision for a wood burner or open fire; study; ground floor cloakroom; first floor landing; three good size double bedrooms, the master having a dressing room and en-suite shower room; and a family bathroom.

Hintlesham is a small village situated roughly halfway between Ipswich and Hadleigh. The village is notable for Hintlesham Hall, a 16th Century Grade I



Listed country house that was restored and turned into a hotel; the first class Hintlesham Golf Club which has an award-winning clubhouse; and Birch Farm Children's Centre which offers a range of physical and educational activities for children of all ages and has a vibrant coffee shop at the heart of the centre. Other local amenities include a church, OFSTED outstanding primary school, 'The George' public house, Hintlesham Community Centre, and convenient bus stops providing links to Ipswich and Hadleigh.

Outside – Front: The garden is laid to lawn with gated side access to the rear

garden and a path leading to a beautiful open porch which has windows to either side and door opening into the hallway.

Entrance Hall: Built-in cupboard, stairs to the first floor, understairs cupboard, and doors to:

Kitchen: 21'4" x 11'3" (6.5m x 3.43m) A bespoke Howdens kitchen fitted with a range of soft-close eye and base level units and drawers with quartz work surface incorporating a sink and drainer. The integrated appliances include a fridge freezer, dishwasher, AEG double oven, and induction hob with an extractor hood over. The kitchen is dual aspect with two windows to the front and French doors



opening out to the rear garden and a door through to:

Utility Room: 10'4" x 5'8" (3.15m x 1.73m)

A bespoke Howdens utility room fitted with a range of soft-close eye and base level units with quartz work surface incorporating a sink and drainer. There is space and plumbing for a washing machine and window to the front aspect.

Living Room: 15' x 11'4" (4.57m x 3.45m)

Two windows to the rear aspect and fireplace with provision for a wood burning stove or open fire.

Study: 11'4" x 6' (3.45m x 1.83m) Two windows to the front aspect.

Rear Lobby: Built-in cupboard, door opening out to the garden, and door through to:

Cloakroom: A two-piece suite comprising low-level WC and vanity hand wash basin with storage beneath; and a window to the side aspect.

First Floor Landing: Window to the front aspect, radiator, loft access, cupboard housing the heating controls and hot water tank, and doors to the bedrooms and bathroom.

Master Bedroom: 14'10" x 11'3" (4.52m x 3.43m) Two windows to the front aspect, radiator, and doors to the dressing room and en-suite shower room.

Dressing Room: 6'2" x 5' (1.88m x 1.52m) Window to the rear aspect.

En-Suite Shower Room: 6'2" x 5'11" (1.88m x 1.8m) A three-piece suite

comprising shower enclosure, low-level WC and vanity hand wash basin with storage beneath; heated towel rail and opaque window to the rear aspect.

Bedroom Two: 11'4" x 10'4" (3.45m x 3.15m) Two windows to the front aspect and radiator.

Bedroom Three: 11'4" x 10'8" (3.45m x 3.25m) Two windows to the rear aspect and radiator.

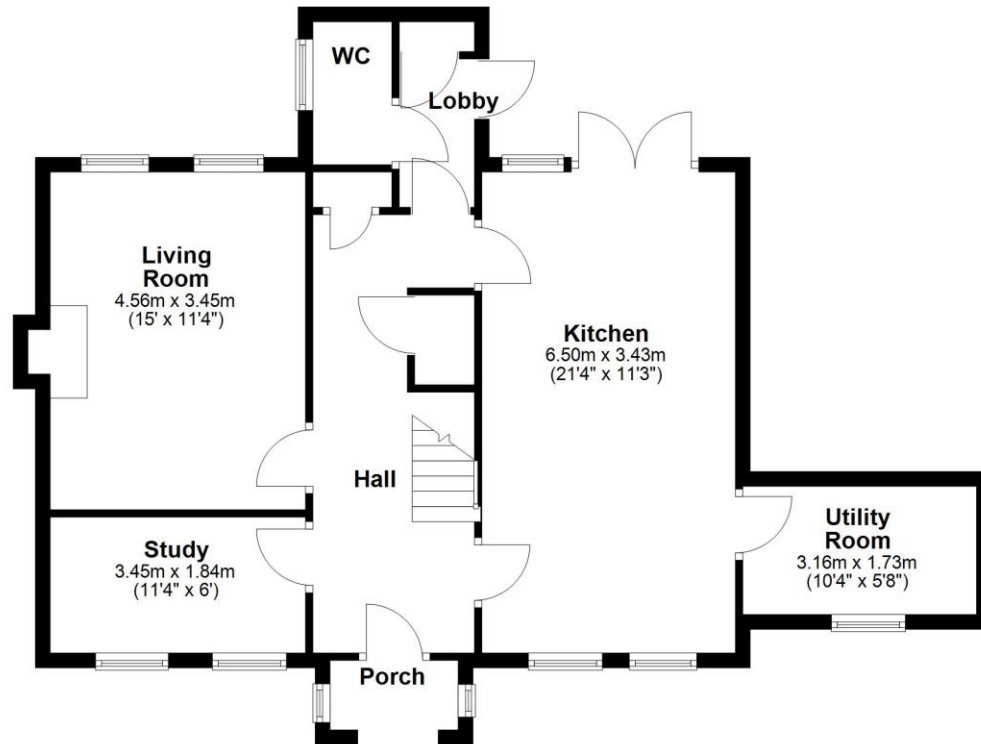
Family Bathroom: 7'2" x 6'4" (2.18m x 1.93m) A three-piece suite comprising bath with shower attachment, low-level WC and vanity hand wash basin with storage beneath. There is a heated towel rail, tiled floor, and feature arch opaque window to the rear aspect.

Outside – Rear: The good size and low-maintenance south-facing garden is extensively laid to lawn with an Indian sandstone patio area leading out from the kitchen and is fully enclosed by fencing.

Parking & Garage: Access to the parking and garage to the rear is via Ladbrook Meadow, which is part of the development, with double gates opening onto driveway providing off-road parking in front of the garage.

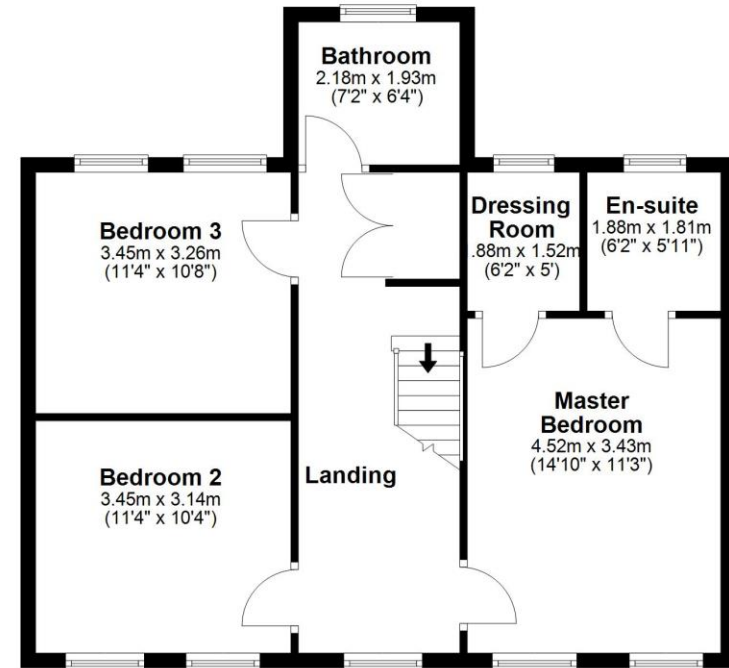
Ground Floor

Approx. 71.7 sq. metres (772.1 sq. feet)



First Floor

Approx. 64.7 sq. metres (695.9 sq. feet)



Total area: approx. 136.4 sq. metres (1468.0 sq. feet)

Middleton, Duke Street, Hintlesham

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

3 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: B

Council Tax Band: E



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