



Palmer & Partners



The Street, Aldham, Suffolk, IP7 6NH
Guide Price £600,000 to £650,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Exceptional Detached Home On A Prominent Corner Plot
- Attractive Countryside Setting
- Individually Built By The Current Owners To A High Specification
- Spacious And Beautifully Presented Accommodation Throughout
- Three Well-Proportioned Double Bedrooms
- Generous & Private Rear Garden
- Private Driveway Providing Ample Off Road Parking
- Cart Lodge Providing Space For Two Additional



Palmer & Partners are delighted to offer for sale this exceptional three-bedroom detached home, occupying a prominent corner plot position and enjoying attractive countryside surroundings.

Built by the current owners, this beautifully presented property offers spacious and thoughtfully designed accommodation throughout. The ground floor comprises an inviting entrance hall, a convenient cloakroom, a

study ideal for home working, and a generous sitting room featuring bi-fold doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living.

The impressive kitchen/dining room forms the heart of the home and is fitted with a range of contemporary eye-level and base units, providing ample storage and worktop space. The room also benefits from

integrated appliances, space for an American-style fridge/freezer, a central island, and bi-fold doors opening onto the garden, making it perfect for both everyday family life and entertaining. A useful utility room is located off the kitchen, offering additional storage and laundry facilities.

To the first floor, there are three well-proportioned double bedrooms, each benefiting from the luxury of its own en-suite

shower room, providing excellent comfort and privacy for family members and guests alike.

Externally, the property enjoys a generous rear garden, beautifully enhanced by a variety of established trees and shrubs, creating a private and attractive outdoor space. To the front, a private driveway provides off road parking for five plus vehicles and the cart lodge has space for two further vehicles.



The property benefits from underfloor heating throughout the ground floor and radiators on the first floor. Heating and hot water are provided via an air source heat pump. Hardwired CAT6 data cabling is installed in all rooms, with the exception of the downstairs WC and hallways.

This outstanding home combines modern living with a desirable countryside setting, and an internal viewing is highly

recommended to fully appreciate the quality and space on offer. EPC: TBC

Entrance Hall

Study: 6'5" x 10'6" (1.96m x 3.2m)

WC

Sitting Room: 18'4" x 14'5" (5.6m x 4.4m)

Kitchen/Diner: 12'6" x 17'1" (3.8m x 5.2m)

Utility: 7' x 6'11" (2.13m x 2.1m)

First Floor Landing

Bedroom: 18'3" x 14'5" (max) (5.56m x 4.4m (max))

En-Suite: 7'4" x 4'2" (2.24m x 1.27m)

Bedroom: 12'2" (max) x 17'1" (3.7m (max) x 5.2m)

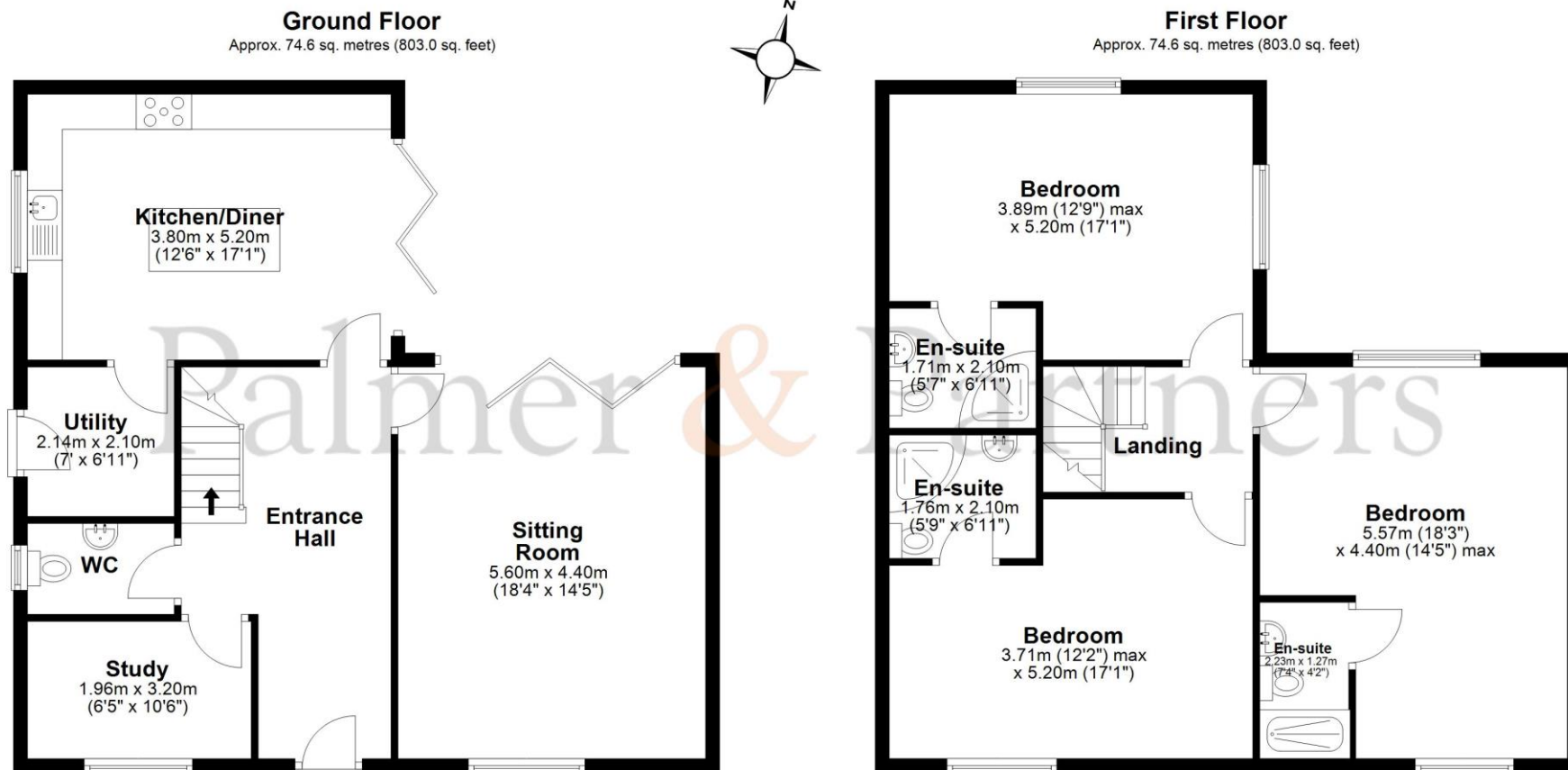
En-Suite: 5'9" x 6'11" (1.75m x 2.1m)

Bedroom: 12'9" (max) x 17'1" (3.89m (max) x 5.2m)

En-Suite: 5'7" x 6'11" (1.7m x 2.1m)

Agents Note I: The current owner has advised that the cart lodge, driveway, driveway entrance, and patio will be completed prior to legal completion of a sale.

Agent Note II: In accordance with Section 21 of the Estate Agents Act 1979, we wish to advise all parties concerned that the owners of this property are related to an employee of Palmer & Partners.



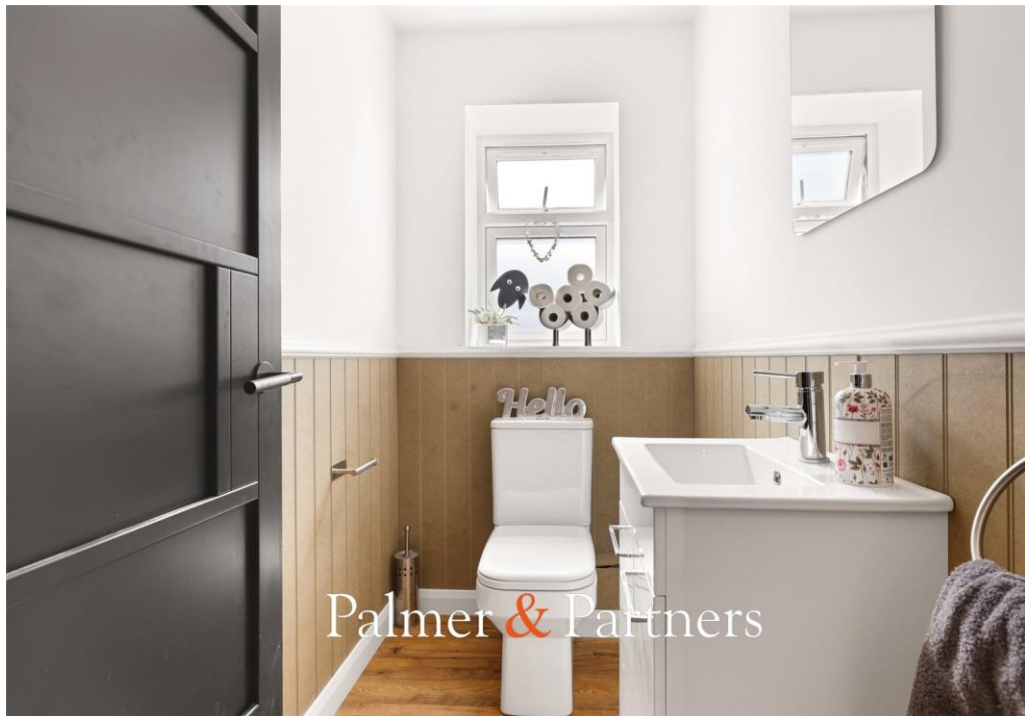
Total area: approx. 149.2 sq. metres (1606.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Chapel Gardens, Aldham

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.



Attributes

3 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: E



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