



Palmer & Partners



Duke Street, Hintlesham, Ipswich,
Suffolk, IP8 3PW
Guide Price £600,000 to £650,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

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- Detached New Build Property
- Four Bedrooms
- Master Has Dressing Room & En-Suite
- Bathroom & Further 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 four-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 / dining room 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; four bedrooms, the master having a dressing room and en-suite shower room, and the second bedroom having an 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 1 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 the front door with canopy porch over.

Entrance Hall: Built-in double cupboard, stairs to the first floor, understairs cupboard, and doors to:
Living Room: 21'3" x 13'3" (6.48m x 4.04m) Dual aspect window to the front and French doors opening out to the rear garden, and fireplace with provision for a wood burning stove or open fire.

Study: 11'9" x 9'2" (3.58m x 2.8m) Window to the front aspect.

Kitchen / Dining Room: 20'6" x 11'9" (6.25m x 3.58m) 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 window to the side and French doors opening out to the rear garden and a door through to:

Utility Room: 8'6" x 6'6" (2.6m x 1.98m) 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 side aspect.

Rear Lobby: 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 rear aspect.

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

Master Bedroom: 13'3" x 12'1" (4.04m x 3.68m) Window to the rear aspect, radiator, and door through to:

Dressing Room: 10'1" x 7'10" (3.07m x 2.4m) Velux window to the rear aspect, radiator, and door through to:

En-Suite Shower Room: 10'6" x 10'1" (3.2m x 3.07m) 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 front aspect.

Bedroom Two: 16'4" x 11'3" (4.98m x 3.43m) Window to the rear aspect, radiator, and door through to:

En-Suite Shower Room: 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 side aspect.

Bedroom Three: 13'3" x 8'10" (4.04m x 2.7m) Window to the front aspect and radiator.

Bedroom Four: 11'3" x 9'8" (3.43m x 2.95m) Window to the front aspect and radiator.

Family Bathroom: 7'4" x 5'5" (2.24m x 1.65m) A three-piece suite comprising

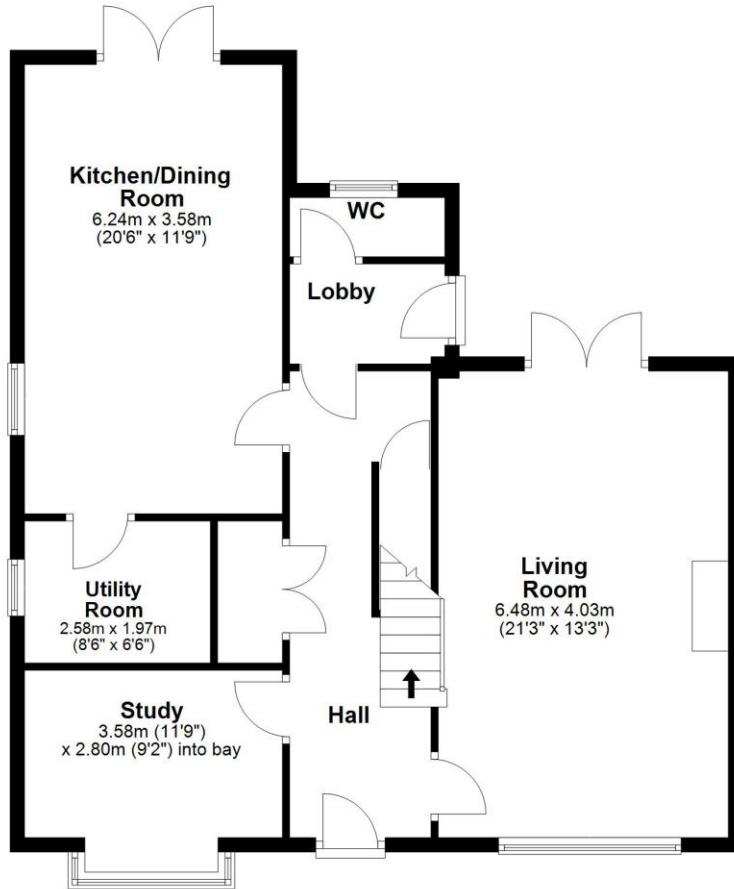
bath with shower attachment, low-level WC and vanity hand wash basin with storage beneath. There is a heated towel rail, tiled floor, and feature opaque window to the side aspect.

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 living room and is fully enclosed by fencing and retaining wall.

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.

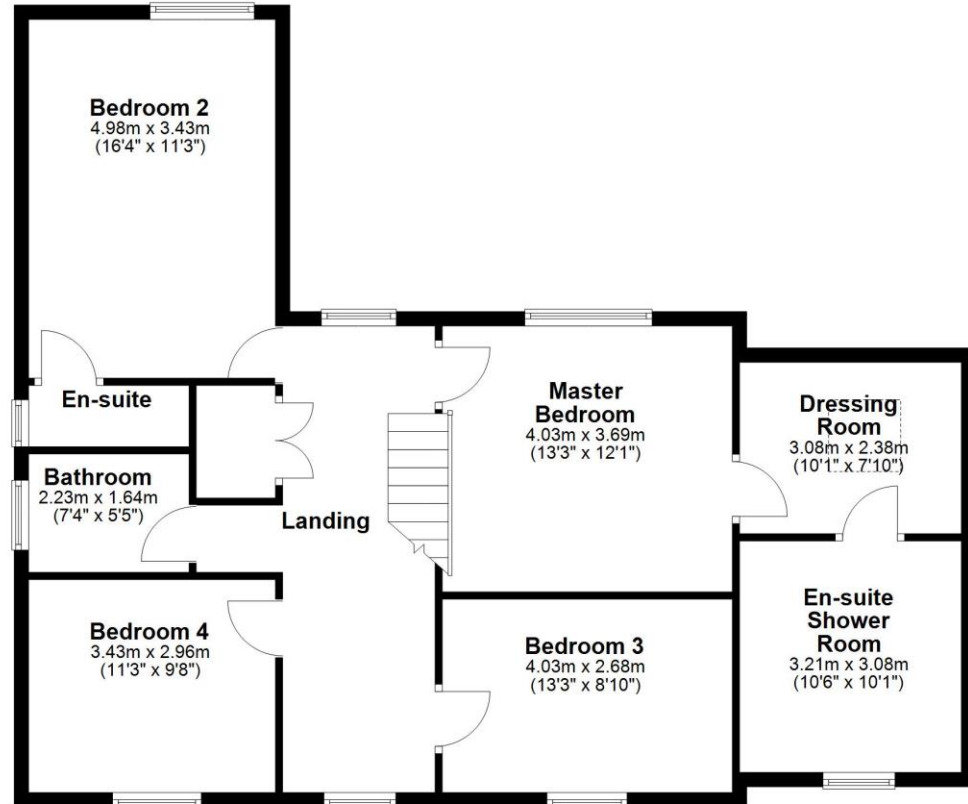
Ground Floor

Approx. 84.4 sq. metres (908.4 sq. feet)



First Floor

Approx. 96.0 sq. metres (1033.0 sq. feet)



Total area: approx. 180.4 sq. metres (1941.5 sq. feet)

Cobblestones, Duke Street, Hintlesham

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Attributes

4 Bedrooms, 3 Bathroom, 2 Reception,

EPC Rating: B

Council Tax Band: F



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