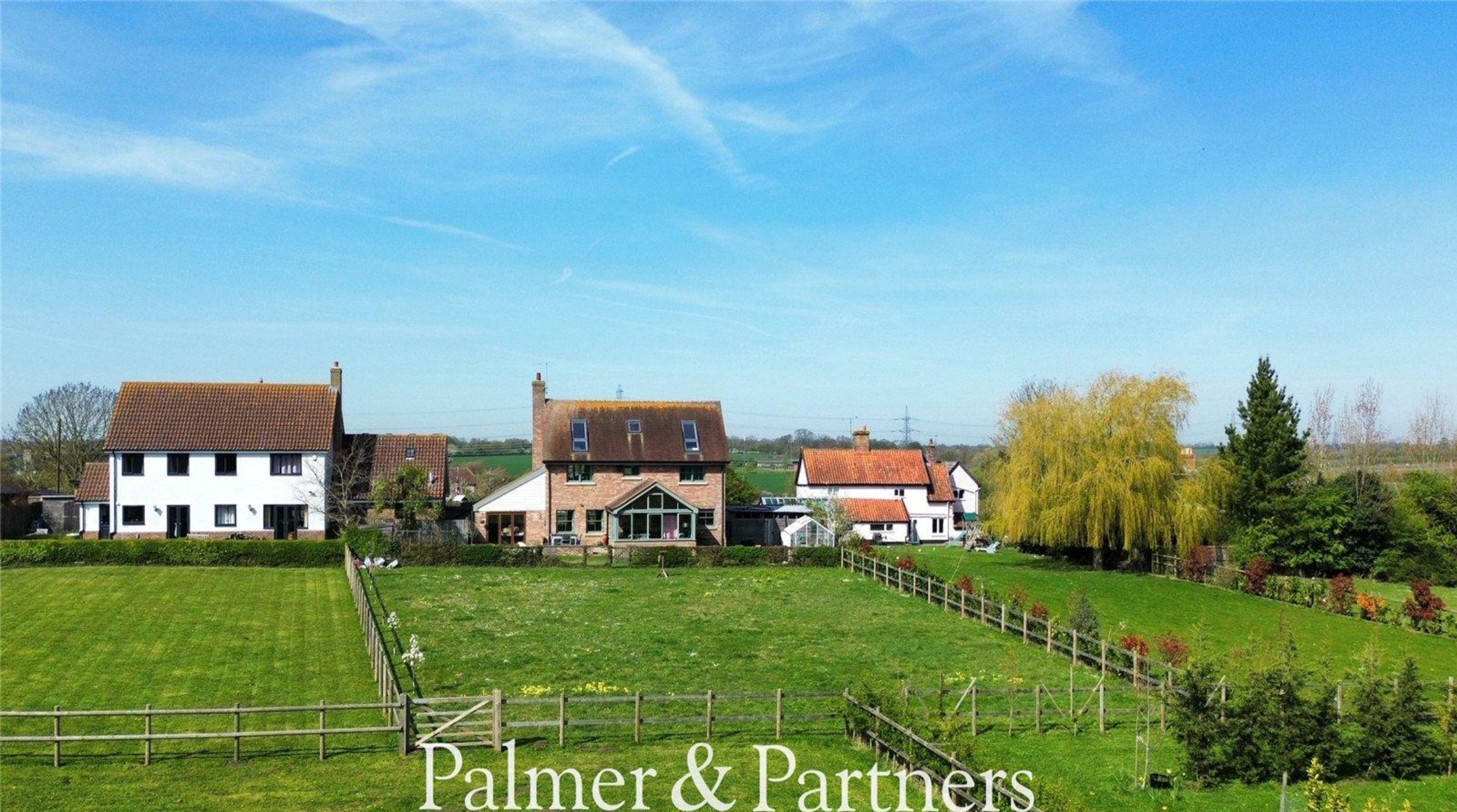




Palmer & Partners



Meadow Vale, Earl Stonham, Suffolk,
IP14 5DB
Asking Price £575,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Modern Detached House
- Five Generous Double Bedrooms
- Anglian Factors Kitchen/Dining Room
- Living Room & Study
- Utility Room & Ground Floor Cloakroom
- First Floor Bathroom & En-Suite Bathroom
- Top Floor Shower Room
- Accommodation Over Three Floors
- Far-Reaching Field Views to Rear
- Air Source Heating & Underfloor Heating

Outside – Front: A shared driveway leads to a private brick-paved driveway providing ample off-road parking for multiple vehicles in front of the garage. There is side access leading to the rear garden and a storage shed/workshop.

Entrance Hall: The hallway has a tiled floor with underfloor heating, staircase rising to the first floor, and doors providing access to the living room, study, and kitchen/dining room.

Living Room: 17'9" x 12'4" (5.4m x 3.76m) This beautifully light dual-aspect reception room enjoys double-glazed sash windows to the front and rear, creating a wonderfully bright and airy feel. A feature log burner forms an attractive focal point, complemented by engineered oak flooring with underfloor heating. Double doors

provide an elegant transition through to the kitchen.

Study: 10' x 9'3" (3.05m x 2.82m) Double-glazed sash window to the side aspect and engineered oak floor with underfloor heating.

Kitchen/Dining Room: 22'8" x 10'11" (6.9m x 3.33m) This impressive open-plan room incorporates a bespoke Anglian Factors kitchen, featuring a stylish peninsula island that clearly defines the kitchen area from the dining space, which offers ample room for a dining table and chairs. The kitchen is fitted with a range of contemporary soft-close cupboards and drawers, complemented by composite stone work surfaces with matching upstands, together with a sink and drainer. There is space for a range-style cooker with built-in extractor hood above together with



integrated bin storage. The island incorporates a breakfast bar with a large built-in wine rack beneath, creating a practical yet social focal point. The room benefits from a tiled floor with underfloor heating throughout. The space is dual-aspect, with double-glazed sash windows to the rear and side, along with a window overlooking the conservatory. Further features include double doors leading to the living room, a second set of double doors opening into the conservatory, and stairs descending to the wine cellar, which provides storage. A door leads to:

Utility Room: 13'5" x 5'11" (4.1m x 1.8m) The utility features a double-glazed window to the side aspect and is fitted with base units incorporating a roll edge work surface with inset sink. There is space and plumbing for a

washing machine and tiled floor. A door opens out to the side, with a further internal door leading through to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a tiled floor with underfloor heating and double-glazed window to the side aspect.

Conservatory: 15'4" x 10'8" (4.67m x 3.25m) The conservatory is of brick and hardwood construction with an insulated solid clay tile roof, featuring full-height double-glazed windows and French doors opening out to the rear garden, allowing plenty of natural light and enjoying open views across the adjoining fields. The space is finished with a tiled floor incorporating underfloor heating, making it both practical and comfortable for year-round use.



First Floor Landing: Double-glazed window to the front aspect, staircase rising to the second floor, and doors to the bedrooms and bathroom.

Master Bedroom: 17'9" x 12'4" (5.4m x 3.76m) The spacious principal bedroom is dual-aspect, featuring double-glazed sash windows to both the front and rear, with uninterrupted views across open fields to the rear. The room benefits from an engineered oak floor with vents providing heating via the air source heat pump, and a large walk-in wardrobe incorporating an airing cupboard housing the hot water tank. A door leads to:

En-Suite Bathroom: 8' x 5'10" (2.44m x 1.78m) A three-piece suite comprising a bath, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail, underfloor heating, tiled splashbacks,

and double-glazed window to the rear aspect.

Bedroom: 15'4" x 10' (4.67m x 3.05m) Vaulted ceiling, double glazed sash window to the side and engineered oak wood flooring.

Bedroom: 12'3" x 10'11" (3.73m x 3.33m) Double glazed double sash window overlooking the rear, wall to wall fitted wardrobes and engineered oak wood flooring.

Family Bathroom: 7'6" x 5'10" (2.29m x 1.78m) A three-piece suite comprising a bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled splashbacks, tiled floor with underfloor heating, and double-glazed window to the side aspect.



Second Floor Landing: Built-in cupboard and doors leading to the bedrooms and shower room.

Bedroom: 13'6" x 12'4" (4.11m x 3.76m) Velux roof balcony window offering far-reaching uninterrupted field views, ample eaves storage, and laminate floor.

Bedroom: 13'6" x 12'3" (4.11m x 3.73m) Velux roof balcony window offering far-reaching uninterrupted field views and laminate floor.

Shower Room: 9'6" x 3'6" (2.9m x 1.07m) A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a heated towel rail and Velux window.

Outside – Rear: Leading out from the conservatory is a generous patio seating area, perfectly suited for alfresco dining and relaxed outdoor living while enjoying the open

countryside setting. The main garden is predominantly laid to lawn, providing a peaceful and practical outdoor space. A gate opens into an additional garden area, which has recently been acquired and is also laid to lawn, enclosed by post-and-rail fencing to fully appreciate the far-reaching views across the surrounding fields – ideal for those seeking a true rural lifestyle. Located to the side of the property is the air source heat pump, supporting efficient and environmentally conscious living.

Garage: There is an up and over door and a set of trifold doors opening out to the rear garden.

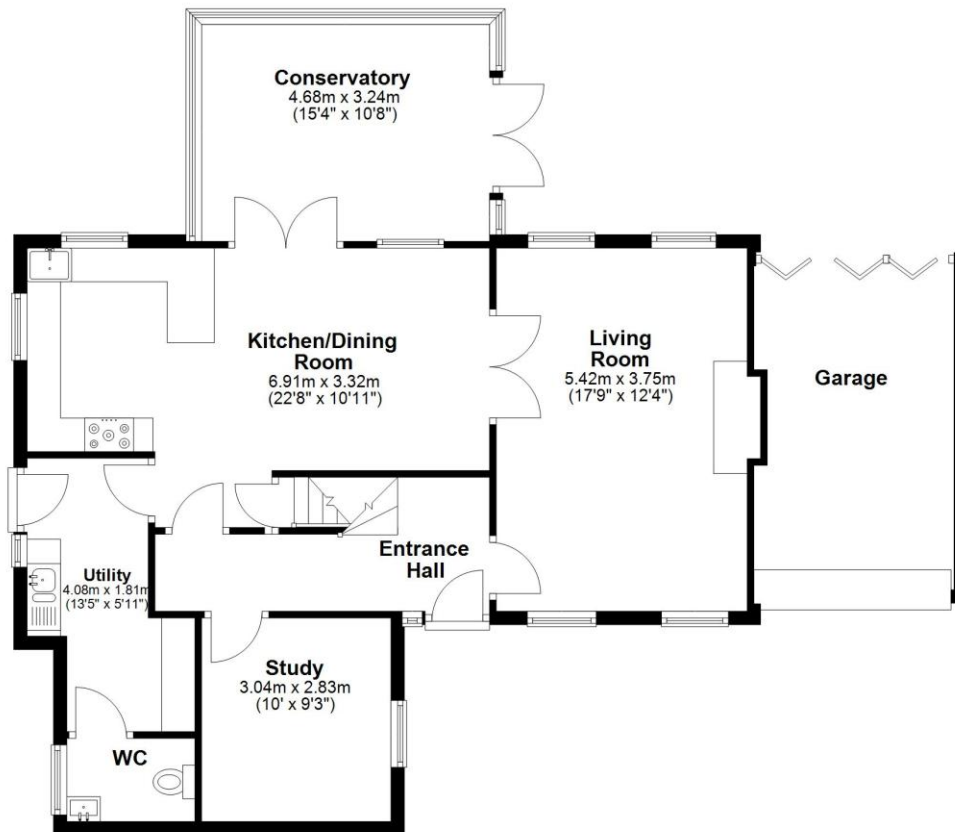
Basement

Approx. 2.4 sq. metres (25.9 sq. feet)



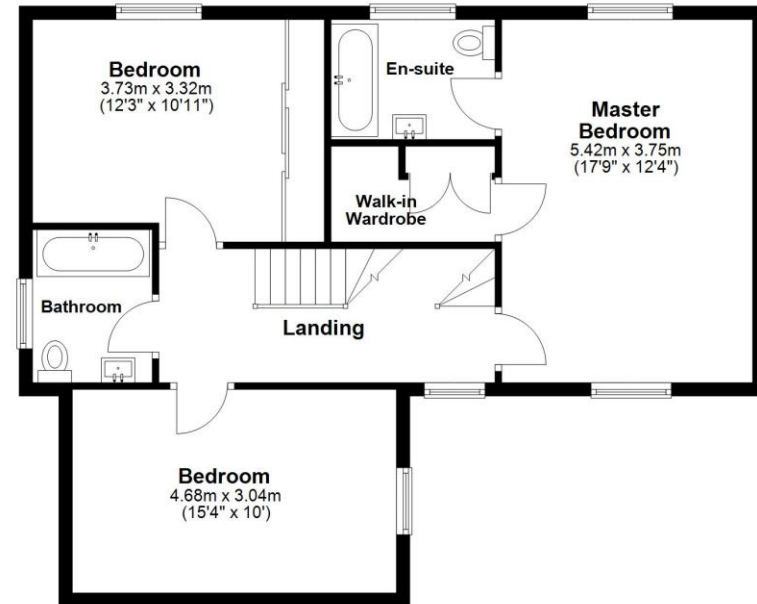
Ground Floor

Approx. 102.3 sq. metres (1101.7 sq. feet)



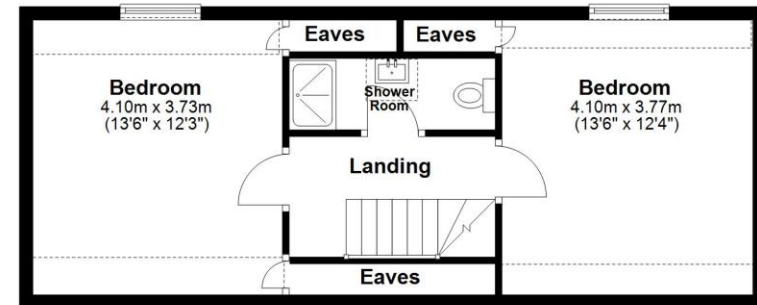
First Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



Second Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 222.7 sq. metres (2397.1 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.



Attributes

5 Bedrooms, 3 Bathroom, 3 Reception,

EPC Rating: To be confirmed

Council Tax Band: E



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com