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Low Road, Great Glemham,
Saxmundham, Suffolk, IP17 2DH
Guide Price £700,000 to £725,000

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- Idyllic Village Location
- Surrounded by Rolling Countryside
- Substantial detached House
- Four Double Bedrooms
- Three Generous Reception Rooms
- Bathroom & En-Suite Bathroom
- Ample Off-Road Parking
- Detached Garage & Stable Block
- Beautiful Rear Garden
- Planning Permission Previously Granted

Occupying a substantial plot in the idyllic village of Great Glemham, surrounded by rolling countryside and offering uninterrupted field views from the rear, lies this four-bedroom detached house offering ample living accommodation. This much-loved family home is predominantly double glazed and benefits from electric Smart heating, large gated driveway providing ample off-road parking for numerous vehicles, beautiful rear garden, detached garage, and detached stable block. There has previously been planning permission in place for the demolition of the existing garage and stable outbuilding to create a two / three bedroom detached dwelling (planning application number DC/20/3871/FUL).

The quaint village of Great Glemham is roughly equidistant between the popular market towns of Framlingham and Saxmundham with the centre of the village being a conservation area and has numerous historic and listed buildings including its Grade I listed church. The property is in catchment for Thomas Mills High School Framlingham which has been rated 'Good' by Ofsted and there is village school bus provision.

Council tax band: F
EPC Rating: D

Outside - Front: The garden is laid to lawn with two apple trees, and enclosed by hedgerow with a large



paved terrace, opening out from the sitting room, which has outside lighting and a pergola with brick columns and grapevine; two five-bar gates provide access to a tarmac and gravel driveway offering ample off-road parking for numerous vehicles; and a solid oak entrance door opens into the hallway.

Detached Garage: Up and over door, power and light connected, and pedestrian door opening out to the rear garden.

Detached Stable Block: Three stables and a tack room which are brick-built with pan tiled roof; and electricity has already been split ready for development.

Entrance Hall: Window to the side aspect, wall mounted electric Smart

heater, Amtico flooring, and door through to:

Kitchen / Dining / Breakfast Room:

An impressive room forming the hub of this family home with an extensive range of matching eye and base level units, granite work surfaces, inset single sink with granite drainer, integrated dishwasher, space for a Rangemaster style cooker with splash back and built-in extractor hood, multiple inset spotlights, LED kickboard lighting, feature exposed brick wall, wall mounted electric Smart heater, Amtico flooring, stairs to the first floor, double glazed windows overlooking the rear garden, double glazed window to the front aspect, multi-panel glazed door opening out to the rear garden, and door from the kitchen leading to:



Utility Room: Fitted with eye and base level units, roll edge work surface, space for tumble dryer, space and plumbing for a washing machine, Amtico flooring, and window overlooking the rear garden.

Cloakroom: Two piece suite comprising low-level WC and hand wash basin.

Sitting Room: A fantastic reception room with wood burning stove set within an Inglenook fireplace with bressummer beam and tiled hearth being the focal point, wall mounted electric Smart heater, exposed studwork, double glazed French doors opening onto the front terrace, and sliding doors opening through to:

Drawing Room: A bright dual aspect reception room with large double

glazed window overlooking the rear garden and two double glazed windows to the side, wall mounted electric Smart heater, feature exposed wall, and door through to:

Study: A great room to use as a work-from-home office with double glazed windows to the front and side and double glazed French doors opening out to the rear garden, three Velux windows, vaulted ceiling, and two wall mounted electric Smart heaters.

Master Bedroom: Double glazed window overlooking the rear garden and fields beyond, wall mounted electric Smart heater, built-in double wardrobe, and door through to:

En-Suite Bathroom: Three piece suite comprising bath with shower attachment, low-level WC and hand



wash basin; tiled splash backs; wall mounted electric Smart heater; tiled flooring; inset spotlights; and double glazed window to the front aspect.

Bedroom Two: Double glazed windows to the front and side aspects, wall mounted electric Smart heater, and two sets of full-height mirrored double wardrobes.

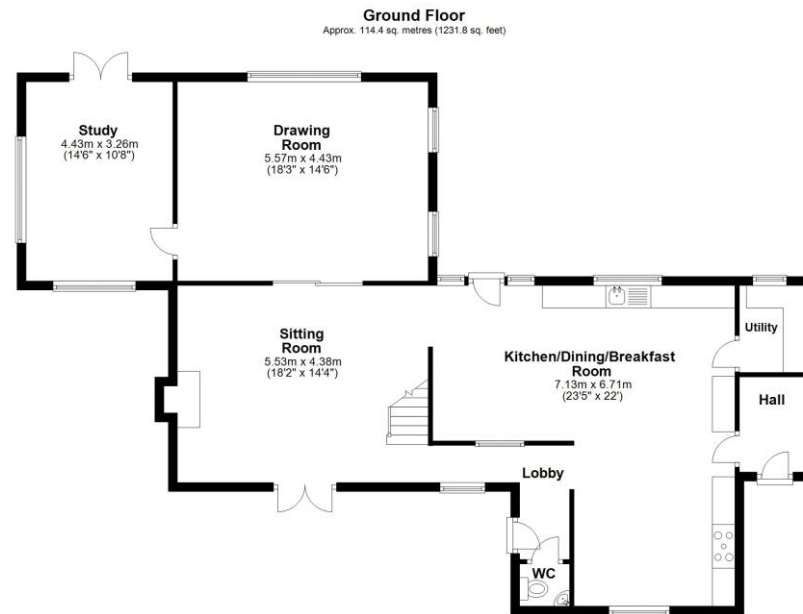
Bedroom Three: Double glazed window overlooking the rear garden and fields beyond, wall mounted electric Smart heater, and an extensive range of fitted mirrored floor-to-ceiling wardrobes.

Bedroom Four: Double glazed window to the front aspect, wall mounted electric Smart heater, built-in storage with shelving and hanging rail, and over stairs cupboard with loft access.

Family Bathroom: Four piece suite comprising bath with shower attachment, separate shower cubicle with bi-folding door and aquaboarding, low-level WC and hand wash basin; electric heated towel rail; and double glazed windows to the rear and side aspects.

Outside - Rear: The secluded rear garden is mainly laid to lawn with a large weeping willow, and leylandii shrubs and hedging to boundaries. There is a hardstanding patio area, outside tap and lighting, and access to the detached garage and stable block.

Agents note
The property has a Klargestar septic tank.



Total area: approx. 209.4 sq. metres (2254.0 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

4 Bedrooms, 2 Bathroom, 3 Reception,



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