



BRETT LODGE CORAM STREET

FROST & PARTNERS

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## HADLEIGH, IPSWICH | SUFFOLK | IP7 5NR



A brand new and impressive four bedroom detached barn style house, built by award winning builders, The Birch Group, which has been finished to an exceptionally high standard and includes a detached double garage, ample off road parking and generous gardens to the rear, with extensive countryside views. All located on the outskirts of the popular market town of Hadleigh.

As you enter the property, there is a hallway with a staircase rising to the first floor and doors to the open plan kitchen/dining/living room, cloakroom and sitting room, which has a window to the front and bi-folding doors to the rear overlooking the gardens and countryside beyond. The open plan kitchen/dining living room has a window to the front and bi-folding doors to the side and rear offering views across the gardens and countryside. The kitchen has been fitted with a range of high quality worktops and cabinetry; including a central island incorporating an induction hob and comes equipped with top of the range integrated appliances with a door leading to a separate utility room.

On the first floor there is a galleried landing, which overlooks the open plan living area and has windows to the rear; one of which is full ceiling height and extends down to the ground floor offering extraordinary countryside views. There are doors to the four bedrooms and the family bathroom.

The principal bedroom suite has a Juliette balcony, which also offers views over the countryside and comprises a dressing room and luxury en-suite shower room. There are 3 further double bedrooms and a luxury family bathroom.



Outside, to the front, there is a large driveway providing ample off road parking and leading to a detached double garage. There are good sized gardens to the rear, which are laid mainly to lawn with a large patio seating area. All bounded by panelled fencing and backing onto open countryside.

Air Source Heat Pump  
Intruder Alarms  
Private Drainage System  
Private Water Supply

Guide Price - £835,000

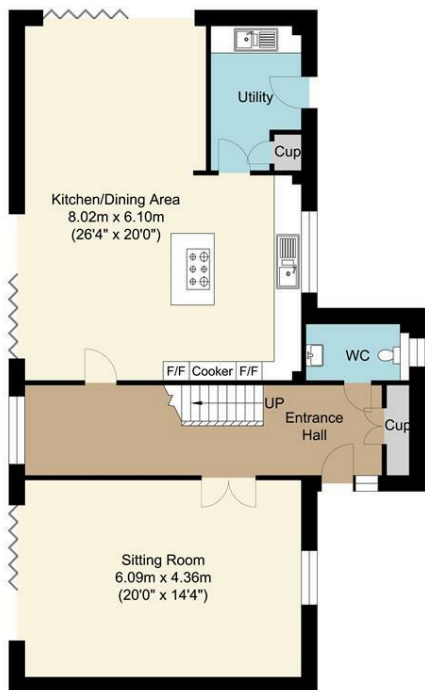
### **Additional Information**

Tenure: Freehold

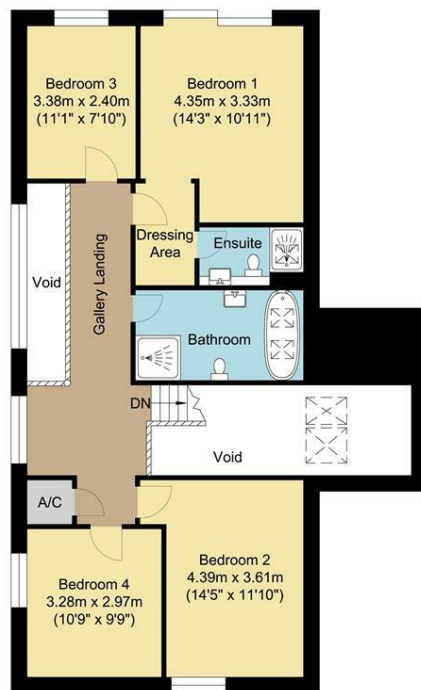
Local Authority: Babergh District Council

Council Tax: New Build

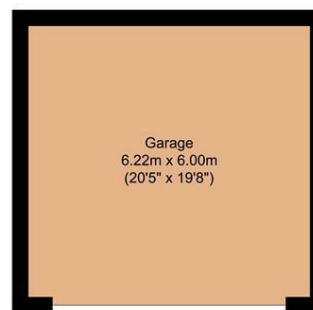




Ground Floor  
Approximate Floor Area  
1031.29 sq. ft.  
(95.81 sq. m)

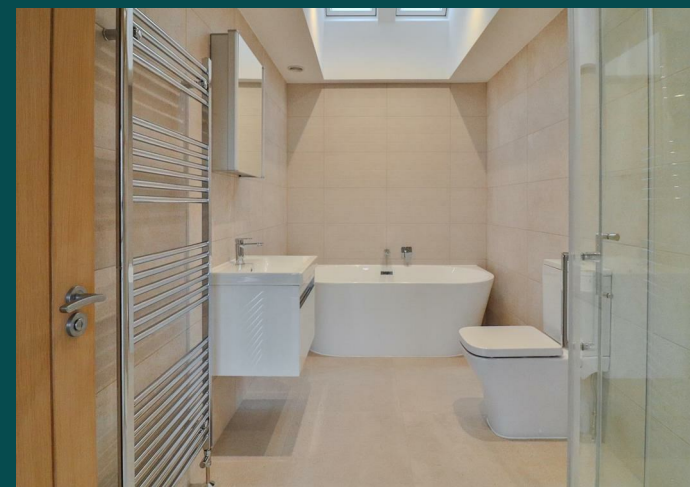


First Floor  
Approximate Floor Area  
859.06 sq. ft.  
(79.81 sq. m)



Garage  
Approximate Floor Area  
401.70 sq. ft.  
(37.32 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



# FROST & PARTNERS

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### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	