



26 SAWYERS

FROST & PARTNERS

# 26 SAWYERS

ELMSETT, IPSWICH | SUFFOLK | IP7 6QH



A beautifully presented and spacious 4 bedroom detached house with a detached double garage, off road parking for 3 vehicles and attractive gardens.

You enter the bright hallway with a staircase rising to the first floor and doors to the sitting room, cloakroom, study and kitchen. The kitchen has a window overlooking the garden and comprises a sink inset into a range of work surfaces with cupboards and drawers below and incorporating a breakfast bar, integrated oven, five burner hob, integrated dishwasher and space for fridge/freezer. A door leads to the utility room which has plumbing for a washing machine and tumble dryer, storage and boiler.

The kitchen opens into the garden room, which provides bright flexible accommodation and has a vaulted ceiling, generous double glazing and bi-folding doors leading into the rear gardens. This room flows into the good sized sitting room, which has a wood burning stove. It benefits from views to the back garden and front garden. A door leads to the large bright studio room/ bedroom 5, which has a window to the front and French doors opening to the rear gardens. Off the hall there is a study with a window to the front and a downstairs cloakroom.

The first floor landing doors open to four bedrooms, airing cupboard and family bathroom. Bedroom 1 has dual aspect windows to the side and rear and a door to the en-suite shower room, fitted in 2023.

Bedrooms 2 and 3 each have a window overlooking the back gardens. Bedroom 4 has a window to the front.



The recently fitted family bathroom has a white suite comprising a P shaped bath with a shower over, wc and vanity wash basin.

Outside, to the front there is a driveway providing off road parking for 3 vehicles and leading to a detached double garage. The gardens wrap around the property and are laid mainly to lawn with a variety of mature and attractive trees, beech hedging, shrubs, plants and flower beds with a timber greenhouse and 2 garden sheds.

Guide Price - £675,00

### Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





Ground Floor  
 Approximate Floor Area  
 1257.33 sq. ft.  
 (116.81 sq. m)



First Floor  
 Approximate Floor Area  
 674.89 sq. ft.  
 (62.70 sq. m)

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



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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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	