



# HIGH FIELDS

Elmsett | Suffolk



Chapman Sticks



# HIGH FIELDS, MANOR ROAD, ELMSETT, SUFFOLK IP7 6PN

Hadleigh – 5 miles

Bildeston – 6 miles

Ipswich – 9 miles

- Entrance hall • Sitting room •
- Open plan kitchen / dining / living space •
- Boot room • Study • Family bathroom •
- Three bedrooms (1 ensuite) • Garden • Parking • Garage •

## The Property

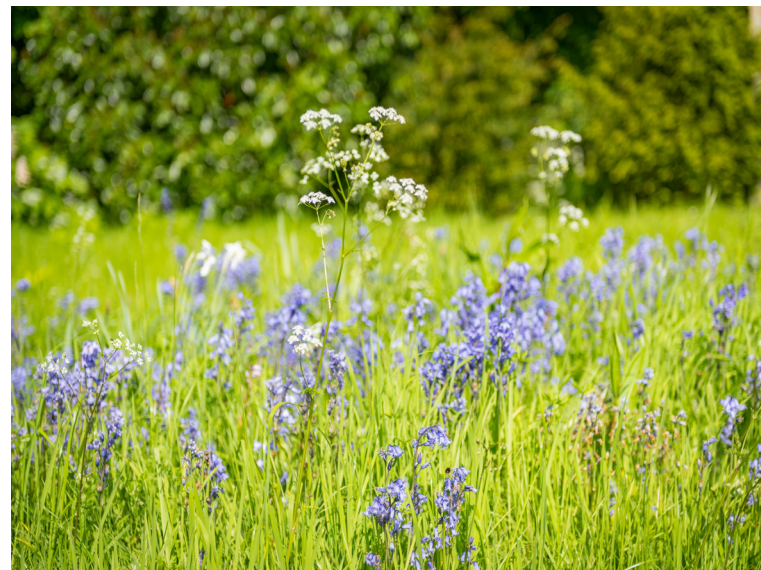
Set centrally within its plot, High Fields is found along a quiet country lane in an elevated position, enjoying beautiful far reaching countryside views.

Approached via a gravel drive through a five-bar gate, High Fields offers flexible and modern accommodation. The original part of the property dates back to the 1960's with a later addition built circa 2014 providing an impressive open plan kitchen/dining/living area to the rear. The kitchen is well equipped with integrated appliances such as a Neff induction hob and double oven, dishwasher, and fridge with a useful boot room attached.

Further to this, the original part of the bungalow comprises three double bedrooms (1 ensuite), a family bathroom, separate WC, sitting room, and study. The property has not only been extended during the current ownership, but modernised and improved throughout with new bathrooms, Karndean flooring and replacement boiler to name a few.

Outside, the bungalow sits centrally within its plot of approximately 0.35 acres in an elevated position overlooking uninterrupted countryside. The front of the bungalow offers a shingle driveway providing plenty of parking, surrounded by a Hawthorne hedge, with a detached single garage and lawned areas to each side. To the rear, the fully enclosed garden has been sectioned by post and rail fencing offering a wild flower bed, vegetable patch with apple trees, with the main garden consisting of lawn interspersed with established plant and shrubs and a sun terrace. Also to the rear lies the boiler room and a shed with power connected.

## A THREE BEDROOM DETACHED BUNGALOW IN A RURAL SETTING WITH UNDULATING COUNTRYSIDE VIEWS





### Location

Elmsett is a popular village about 5 miles from the thriving market town of Hadleigh and 9 miles from Ipswich. The village itself offers a Post Office / Village Stores, public house, primary school, and village hall.

### EPC Rating

Current D (66). Potential A (95).

### Services

Mains electricity and water. Private drainage. Oil fired central heating

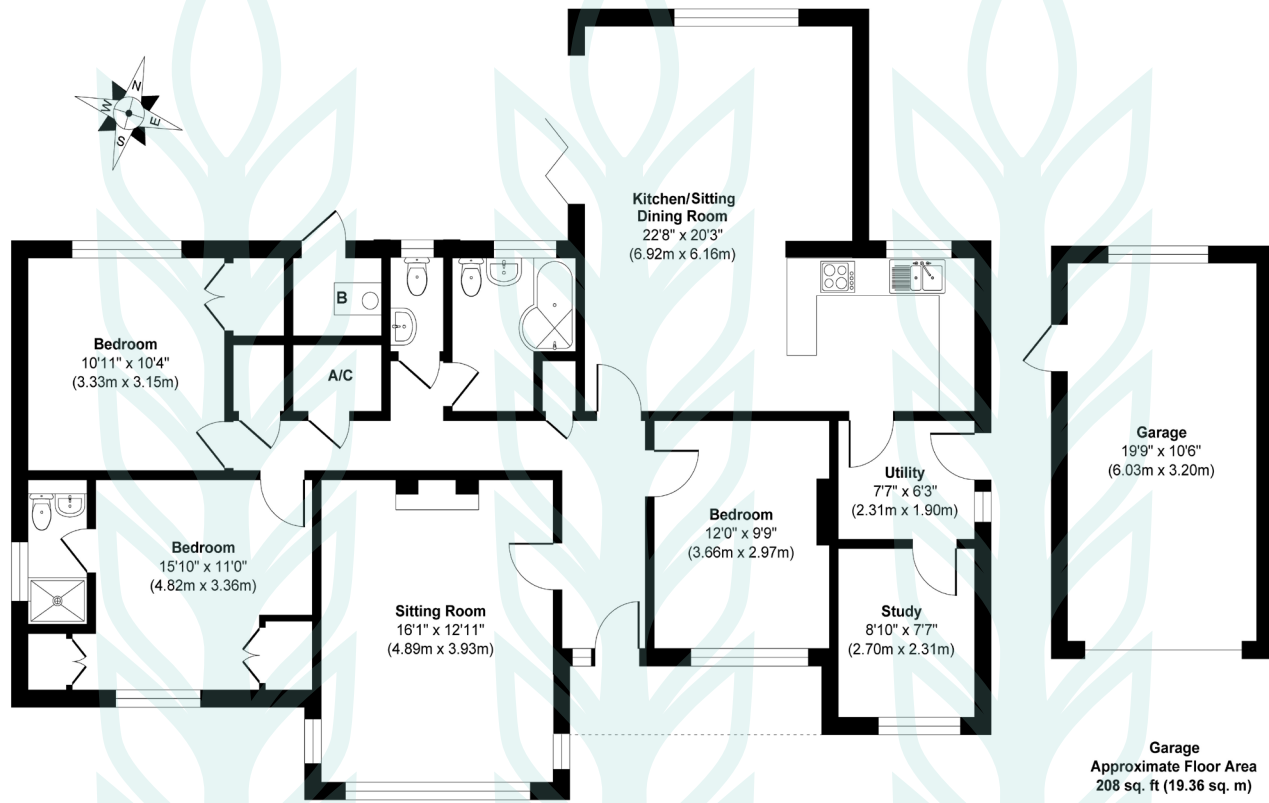
### Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band D





# High Fields, Manor Road, Elmsett, IP7 6PN



**Floor Plan**  
Approximate Floor Area  
1417 sq. ft (131.68 sq. m)

**Approx. Gross Internal Floor Area 1417 sq. ft / 131.68 sq. m.**  
**Approx. Gross Internal Garage Floor Area 208 sq. ft / 19.36 sq. m.**  
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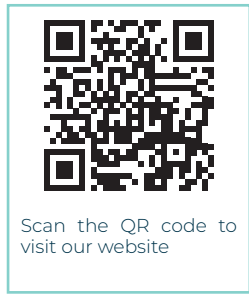
## Chapman Stickels

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