



SPARROW FIELD

Aldham | Suffolk



Chapman Stickels

SPARROW FIELD, HADLEIGH ROAD, ALDHAM, SUFFOLK, IP7 6FU

Hadleigh - 2 miles

Ipswich - 8 miles

Colchester - 15 miles

- Entrance hall and inner hall •
- Open plan kitchen / dining room • Living room •
- Utility room • Three double bedrooms
- (with two ensuite) • Bathroom • Off-road parking •
- Detached garage with workshop area •
- West facing garden •

The Property

Completed in January 2025, Sparrow field offers all the benefits of modern contemporary living as you would expect from a new build, whilst enjoying a wonderful setting in the rural parish of Aldham. Finished with stretcher bond brickwork under a slate tiled roof, the bungalow is prominently positioned in its generous plot.

Via a welcoming and wide central hallway, one is instantly drawn to the rear, where the open-plan kitchen / dining room takes full advantage of the stunning rural backdrop via two sets of bi-fold doors, with a distinctive part glazed gable above.

The kitchen is comprehensively fitted with numerous cupboards, drawers, work surfaces, and integral appliances including induction hob with oven under, dishwasher and an American style fridge freezer.

Part glazed double doors lead through to the adjacent living room, which provides a further set of bi-fold doors giving the same appealing rear vista. This room also provides a centrally placed wood burner on a black granite hearth.

Bedroom one is positioned to the rear which again enjoys views over the main rear garden and countryside beyond. Served by a stylishly fitted ensuite shower room, this bedroom also provides a front dressing area which has ample space for full-height built-in wardrobes.

NEW BUILD – AN INDIVIDUAL THREE-BEDROOM BUNGALOW OCCUPYING ABOUT 0.27 ACRES TOGETHER WITH A DETACHED GARAGE AND GARDENS ADJOINING ARABLE FARMLAND



Bedrooms two and three are to the front, where bedroom two also offers an ensuite shower room. Bedroom three is served by the main bathroom which is adjacent to the utility room, which is fitted with further work surfaces and storage cupboards.

Outside, the property offers off-road front parking via a part shingle and block surfaced driveway which gives access to the detached garage with electric roller shutter door. Access to both side of the bungalow lead to the main garden, where a rear patio leads onto a large expanse of lawn with fruit trees to one corner. The boundaries are clearly defined by mainly timber post and rail fencing, with a recently planted hedge of native field species.

Services

Mains water, electricity and drainage are connected. Underfloor heating via air source heat pump. Fibre optic cabling with data points to all rooms.

Location

Sparrow Field is located on the eastern periphery of Aldham village, which abuts neighbouring Elmsett which provides a village shop, pub and Elmsett C of E primary school which is located just under a mile away from the property. The popular market town of Hadleigh is approximately two miles to the south, which offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.



Sparrow Field, Hadleigh Road, Aldham, Suffolk, IP7 6FU

Approximate Floor Area
Main House - 1553 sq. ft / 144.30 sq. m
Garage - 270 sq. ft / 25.06 sq. m

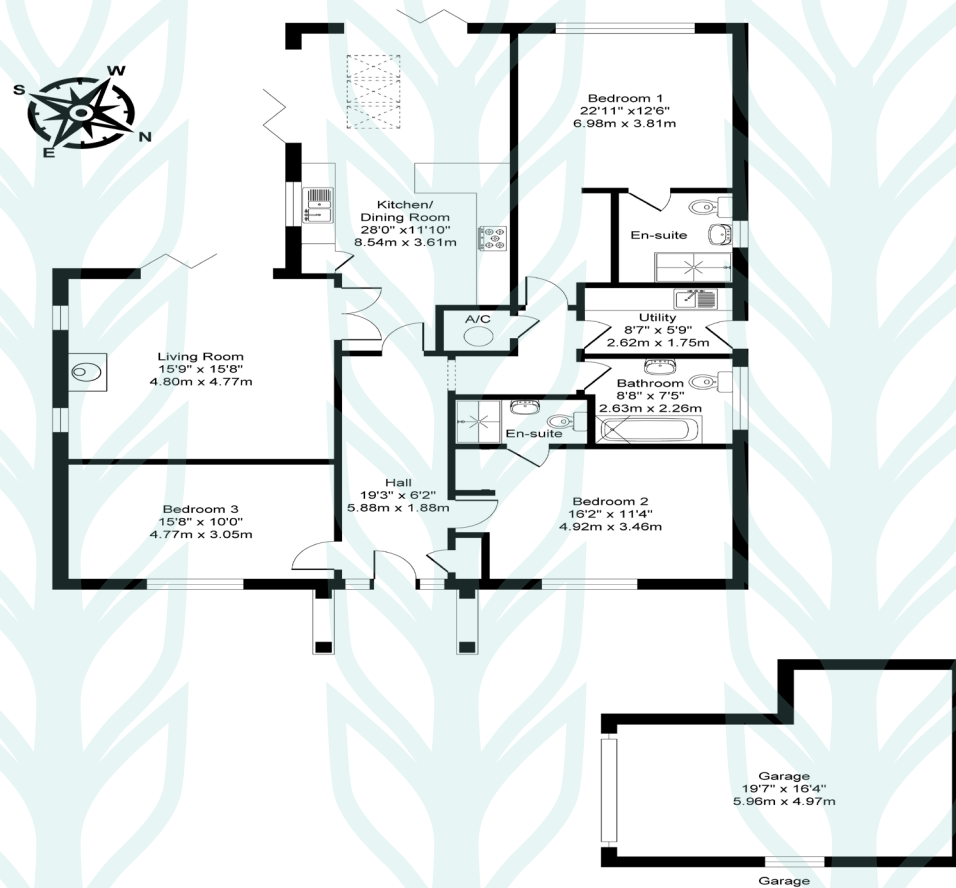


Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to
visit our website

rightmove

OnTheMarket.com

Zoopla

PrimeLocation.com



IMPORTANT NOTICE
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.