



Baytree Way, Stutton
£425,000

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Step into contemporary living with this charming 'Sutton design' semi-detached home, perfect for first-time buyers, families, and those looking to downsize without compromising on space or style. Built in 2022 by Denbury Homes, this residence is nestled within the peaceful St Peter Place development, a small, newly established community offering a harmonious blend of comfort and convenience.

Upon entering, you are greeted by a welcoming hallway, leading to a well-appointed living room that invites relaxation. The heart of the home is the kitchen dining room, boasting double doors that open up to the enclosed rear garden, creating a seamless flow for entertaining and alfresco dining.

Upstairs accommodates three double bedrooms, with the main bedroom enjoying the luxury of an en-suite shower room. The family bathroom is elegantly finished, providing a tranquil space to unwind.

Outside, the home benefits from an enclosed garden with a superb summer house, offering a safe haven for children to play or for hosting summer barbecues. Additionally, the convenience of a garage and driveway parking addresses all your storage and vehicle needs.





- THREE BEDROOM SEMI DETACHED HOME
- LOCATED IN STUTTON
- CONSTRUCTED THREE YEARS AGO
- KITCHEN DINING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE AND DRIVEWAY PARKING
- VIEWING ADVISED
- NHBC REMAINING

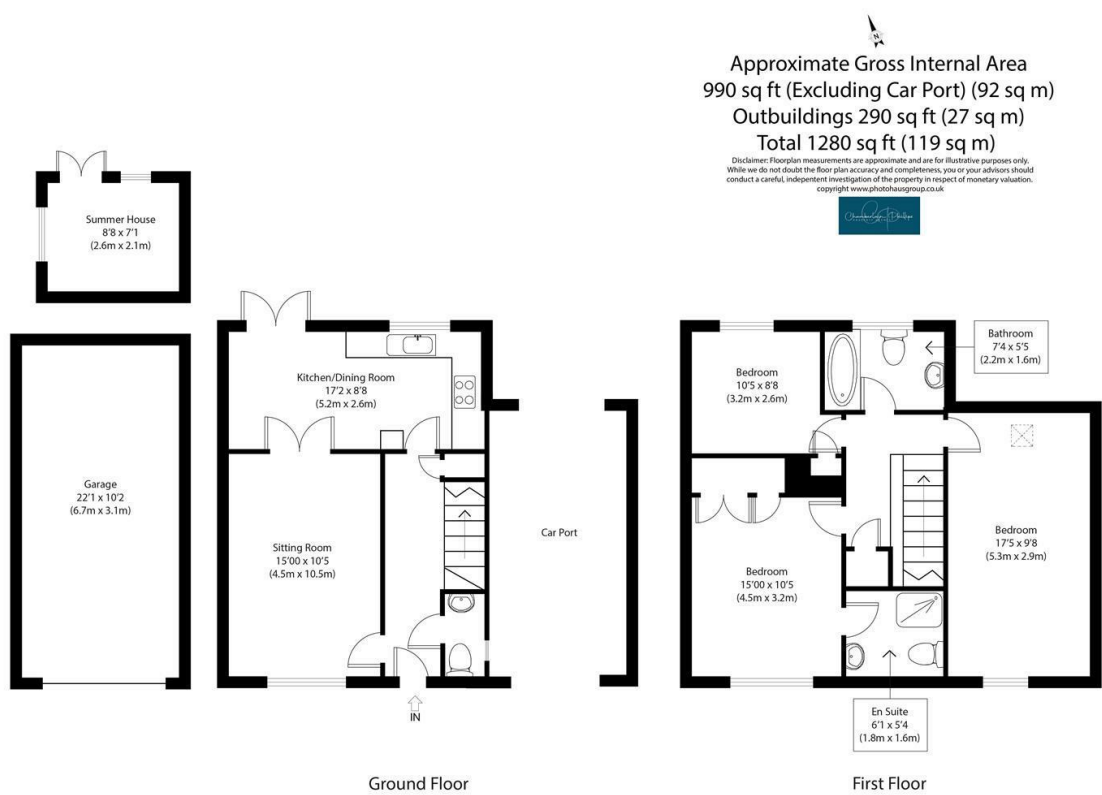
Location:
Nestled within the Shotley Peninsula and part of an Area of Outstanding Natural Beauty, the village of Stutton is surrounded by extraordinary open spaces to enjoy. The property itself is only a short walk from Alton Water which has an array of water sports, café, cycling and running track, the historic moorings of Pinmill and the excellent River Orwell and River Stour sailing facilities a short drive, here you'll delight in an enviable lifestyle close to water. This friendly village has a host of community amenities including a shop, two village pubs, which are within walking distance while The Royal Hospital School and Ipswich High School are a short drive away.

Manningtree is approx. 10 minute drive away with shopping facilities and schooling. Good travel connections give access to the wider road network of the A14, and the A12 links to the M25. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

Agents Notes:
Tenure - Freehold
Council Tax - Band C
Services Connected - Mains
Electric/Water/Drainage
Heating - Air Source Heat Pump
Telephone & Broadband - O2 & Vodafone
mobile networks available indoor & Ultrafast broadband available
A management fee of circa £200 per annum is attached to this property for external development maintenance



Floor Plan



Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

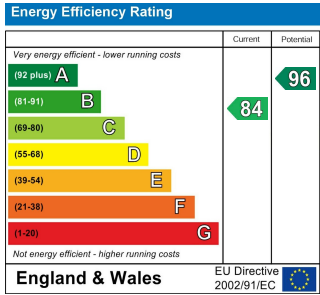
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold