



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Plot 10, The Hamilton, Duke Street Row,
Hintlesham, Ipswich, IP8 3PR

Guide price £595,000



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Description

A superb four bedroomed detached house, being built to a superior finish by award winning builders, Landex New Homes, situated in a popular location backing on to farmland and within easy driving distance of the County town of Ipswich or the quaint market town of Hadleigh.

The property is built to an extremely high standard, benefiting from a 10 year LABC structural warranty. The home benefits include underfloor heating to the ground floor and radiators to the first floor with the heating supplied by high efficiency Samsung Air source heat pumps.

Location

The property is situated on the outskirts of this pretty village of Hintlesham which is five miles west of the town centre of Ipswich, the County Town of Suffolk. The village is famous for its Grade One mansion, Hintlesham Hall, once owned by renowned chef Robert Carrier and now is a Hotel and Spa and 18 hole Golf Club. The quaint market town of Hadleigh is easily accessible just four miles and offers a flourishing shopping high street a number of well run sports clubs and amenities.

Entrance Hall

18'4 x 6'3 (5.59m x 1.91m)

Entrance door to hall. stairs to the first floor with oak hand rail and quality fitted carpets, with understairs cupboard and tiled floor.

Cloakroom

6'3 x 3'5 (1.91m x 1.04m)

Aluminium window to side, low level wc, wash hand basin with Roper Rhodes vanity unit below, heated towel rail, with wall and floor tiling.

Living Room

18'4 x 11'11 (5.59m x 3.63m)

Aluminium window to front and rear. Fireplace with granite hearth and log burning stove. quality fitted carpets.

Study

8'3 x 7'4 (2.51m x 2.24m)

Aluminium window to front. quality fitted carpets.

Kitchen/dining room

18 x 13'6" (5.49m x 4.11m)

Aluminium window to side, comprehensively fitted with Quartz worktops and fitted units with integrated appliances including Neff oven, hob and extractor. Integrated A rated fridge freezer and dishwasher. Tiled floor, double glazed side door, Bifold sliding doors to rear garden.

Utility room

7'4 x 5'8 (2.24m x 1.73m)

Aluminium window to front and matching door to the side, fitted Quartz worktops, with sink unit, water softener and free standing Bosch washing machine and Bosch tumble dryer and tiled floor.

Landing

18'4 x 6'7 (5.59m x 2.01m)

Built in airing cupboard with pressurised tank. quality fitted carpets, radiator.

Bedroom One

13'6" x 10'5" (4.128m x 3.181m)

Aluminium window to rear, door to en-suite dressing room and separate shower room. quality fitted carpets and radiator.

En-suite

6'4" x 6 (1.93m x 1.83m)

Aluminium window to side, fully tiled shower cubicle with Aqualisa digital shower, low level wc and wash hand basin with Roper Rhodes vanity unit below. heated towel rail with wall and floor tiling and radiator.

Dressing room

7'1 x 6'2 including wardrobes (2.16m x 1.88m including wardrobes)

Aluminium window to side, fitted wardrobes to either side. quality fitted carpets and radiator.

Bedroom Two

12 x 9 (3.66m x 2.74m)

Aluminium window to rear. quality fitted carpets and radiator.

Bedroom Three

12 x 9 (3.66m x 2.74m)

Aluminium window to front. quality fitted carpets and radiator.

Bedroom Four

9'9 x 7'1" (2.97m x 2.16m)

Aluminium window to front. quality fitted carpets and radiator.

Bathroom

8'0" x 7'0 (2.44m x 2.13m)

Aluminium window to front, panelled bath, Aqualisa Digital shower, ow level wc, wash hand basin with Roper Rhodes vanity unit below, two heated towel rail with wall and floor tiling.

Outside and Gardens

The front and rear gardens will be laid to lawn, with mulched borders and planting dependent on landscape plan. There will also be an outside tap and patio to immediate rear of the house and Brindle block paving driveways leading up to a garage with electric up and over door. power and light connected. The rear garden is enclosed by panel fencing and with a stock proof fencing attached to post and rail to the rear.

Services

Mains drainage, electrics, water are connected to the property and heating is via Samsung 5kw Air Source Heat Pump.

EPC predicted B.

Expected build completion: Ready to occupy.

Service Charge: £290 per annum

Babergh District Council

Tenure Freehold.

Directions

From Ipswich proceed towards the A12 along the London Road. At crossroad/traffic lights turn right to Hadleigh A1071. Continuing along, through the village of Hintlesham and past the entrance to Hintlesham Hall Country club and Golf Club, take the next left into Duke Street, where the site will be found further along on the left hand side.

About the Developer

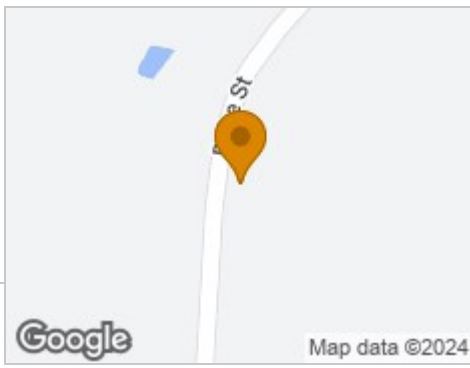
Landex New Homes are a hugely successfully run developers, who were formed in 2006 and have grown from strength to strength. They are passionate about property and strive for excellence in their workmanship and finish. They have a dedicated team with have a wealth of knowledge and expertise and endeavour to produce the highest level of quality products and service. They are now well recognised not only for being award winning builders, but for their style and excellence. They pride themselves to have a finished home ready for occupation, (just window dressing to do) where as other developers expect you to pay for extras

Agents Note

The rear photograph is taken from a finished plot which has been turfed, but will give all applicants a visual of the finished job and view.



Road Map



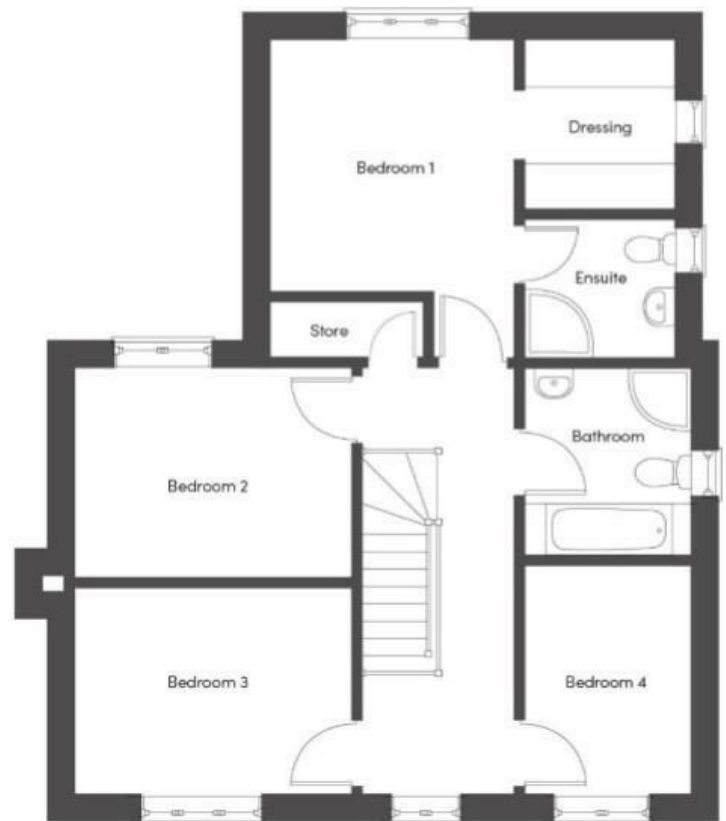
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	85
(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	

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