



# Charles Wright

PROPERTIES

Selling Properties the Wright Way



Plot 11, The Hamilton, Duke Street Row,  
Hintlesham, Ipswich, IP8 3PR

**Guide price £595,000**

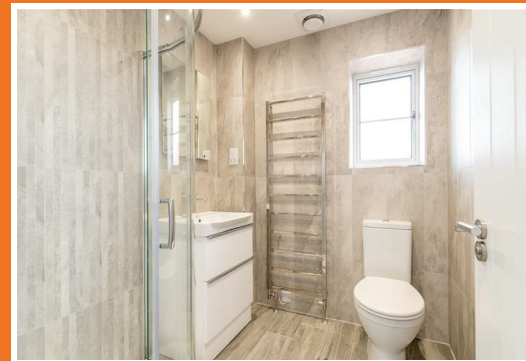
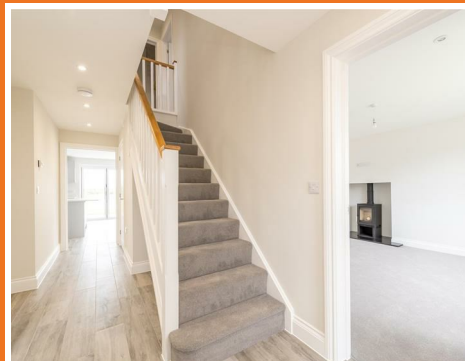


**LANDEX**  
new homes

# Plot 11, The Hamilton, Duke Street Row,

Hintlesham, Ipswich, IP8 3PR

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## Description

A superb four bedroomed detached house, 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 a high efficiency Samsung Air source heat pump.

## 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 3'4 (1.91m x 1.02m)

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

## Living Room

18'3 x 11'10 (5.56m x 3.61m)

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

## Study

8'1 x 7'5 (2.46m x 2.26m)

Aluminium window to front, quality fitted carpets.

## Kitchen/dining room

17'02 x 13'7" (5.23m x 4.14m)

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

## Utility room

8'01 x 5'8 (2.46m 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 flooring.

## Landing

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

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

## Bedroom One

10'6" x 10'5" (3.20m x 3.18m)

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

## En-suite

6'4" x 5'10 (1.93m x 1.78m)

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, steam free illuminated mirror, heated towel rail with wall and tiled flooring and radiator.

## Dressing room

7'2 x 6'10 including wardrobes (2.18m x 2.08m including wardrobes)

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

## Bedroom Two

12 x 8'11 (3.66m x 2.72m)

Aluminium window to rear. quality fitted carpets and radiator.

### Bedroom Three

11'11" x 8'11" (3.63m x 2.72m)

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, low level wc, wash hand basin with Roper Rhodes vanity unit below, steam free illuminated mirror, heated towel rail with wall and floor tiling.

### Outside and Gardens

The front and rear gardens are laid to lawn, with mulched borders and planting dependent on landscape plan. There is 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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

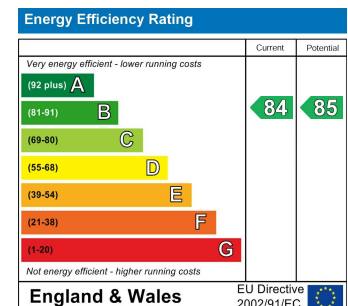


## Viewing

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.

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## Energy Efficiency Graph



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