



Norse Lodge
Lower Layham, Suffolk

**DAVID
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Norse Lodge, Church Lane, Lower Layham, Ipswich, Suffolk, IP7 5LY

The tranquil village of Lower Layham is nestled within the Brett Vale, with the market town of Hadleigh one mile distant. Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A four bedroom (two en-suite) detached single storey lodge enjoying an exception setting amidst gently rolling farmland, adjacent to the Brett Valley and set on a no through lane within the much sought after village of Lower Layham. A high specification, comprehensively improved property offering an accommodation schedule of approximately 2,500sq ft arranged via two ground floor reception rooms, offering considerable flexibility via a self-contained bedroom wing. Completed to the most exacting of standards following a full program of refurbishment by the current owners with notable retained features including UPVC framed double glazed eye-level windows, french doors and bi-folding doors set across the rear elevation. Further notable attributes include parquet flooring, a brick fireplace with inset wood burning stove, a quartz topped kitchen/breakfast room with island and heated swimming pool with air source heat pump and 12 photovoltaic solar panels. Set behind twin electric gates with ample private parking, space for approximately 20 vehicles and enjoying a total plot size of approximately 1.2 acres.

An exceptionally well-presented four bedroom (two en-suite) detached lodge set on a highly regarded no through lane within the much sought after village of Lower Layham, with further benefits including a detached double garage, heated swimming pool and a total plot size of approximately 1.2 acres.

Grained effect UPVC clad security door with vertical glass panelling opening to:

ENTRANCE HALL: 17' 1" x 12' 4" (5.23m x 3.78m) An expansive entrance hall with casement window range set across the rear elevation affording a south easterly aspect across the rear gardens and farmland beyond. Features include parquet flooring throughout, LED spotlights, vertical column radiator and door to cloaks store with useful fitted hanging rail. Oak door opening to:

SITTING ROOM: 21' 11" x 16' 2" (6.69m x 4.93m) With eye level casement window range to front, bi-folding doors set across the rear elevations with views across the terrace, gardens and farmland beyond. The focal point of the room is the floor to ceiling brickwork with inset fireplace, wood burning stove and mantle over. Range of LED spotlights and oak door to:

OFFICE/STUDY: 17' 7" x 9' 8" (5.38m x 2.97m) Affording a triple aspect with eye level windows to front and side, french doors to rear, LED spotlights and hatch to loft. Stripped high grade wood effect flooring throughout.

DINING ROOM: 11' 3" x 10' 7" (3.43m x 3.24m) A distinctive room with glass panelling providing an open aspect through to the entrance hall borrowing natural light from the rear elevations with views across the gardens and farmland beyond. Eye level window to front with far reaching views across the adjacent landscape. Full height vertical column style radiator.

KITCHEN/BREAKFAST ROOM: 20' 4" x 14' 10" (6.20m x 4.53m) Fitted with an extensive range of matte finished base and wall units with quartz preparation surfaces over and upstands above. Stainless steel Franke single sink unit with vegetable drainer to side, mixer tap above and full width window range to side affording views across the paddocks, with LED spotlights over. The kitchen is fitted with an extensive range of integrated appliances including two Neff single ovens, a full height fridge, freezer and Bosch dishwasher. The kitchen units comprise a range of deep fill shelving units, soft close internal cutlery drawers and an under oven pan drawer. A central quartz topped island is complete with an extensive range of deep fill base units with internal soft close cutlery drawers, a five-ring induction hob and central extraction above. Corner

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seating area with a southerly aspect across the terrace, gardens and swimming pool. A wood burning stove is set on a granite curved corner hearth with the heating source complemented by a vertical column style radiator. Range of LED spotlights, stripped wood effect LVT flooring and panel glazed oak door opening to:

INNER HALL: 9' 2" x 4' 10" (2.81m x 1.48m) With wall mounted heated towel radiator, door to boiler room housing gas fired boiler. LVT flooring and panel glazed door to outside.

UTILITY ROOM: 9' 7" x 9' 4" (2.93m x 2.85m) Fitted with a range of floor to ceiling matte finish storage units with quartz surfaces and providing space and plumbing for washing machine and dryer. Stainless steel single sink unit with mixer tap above and LVT flooring.

CLOAKROOM: Fitted with Roca ceramic WC, wash hand basin within a composite surface with tiling above. Fitted with a matching range of gloss fronted base units, wall mounted towel radiator and mirror with surround and lighting.

REAR HALL: 17' 6" x 3' 0" (5.35m x 0.92m) Providing access to three of the four bedrooms with oak door opening to a linen store with useful fitted shelving and sensor lighting.

PRINCIPAL BEDROOM SUITE: 19' 9" x 13' 1" (6.03m x 4.00m) Set to the rear of the accommodation with corner casement window to rear and further corner window range affording an outstanding aspect across the gardens and landscape beyond. Providing privacy, seclusion, and countryside views. The bedroom suite is fitted with a range of full height wardrobes with air conditioning unit and oak door to:

EN-SUITE SHOWER ROOM: 8' 9" x 7' 4" (2.68m x 2.26m) Fitted with Roca ceramic WC, wash hand basin with high level tap above, composite surfaces and a matching range of gloss fronted storage units below. Wall mounted sensor mirror, double width walk-in floor level shower with both mounted and handheld shower attachment and Mira remote heating adjuster. Wall mounted heated towel radiator, obscured glass casement window to side and LED spotlights.

BEDROOM 2: 14' 3" x 12' 5" (9' 10") (4.36m x 3.80m (narrowing to 3.01m)) With casement window range to front and full height fitted wardrobes, oak door opening to:

SNUG: 9' 4" x 7' 3" (2.87m x 2.21m) A versatile room offering excellent potential as a snug or additional office space, if so required, with picture window style casement window range to front and air conditioning unit.

EN-SUITE SHOWER ROOM: 6' 8" x 6' 6" (2.05m x 1.99m) Fitted with Roca ceramic WC, oval ceramic wash hand basin with mixer tap above, gloss fronted base units and separately screened shower with shower attachment and LED spotlights. Full height, wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 3: 12' 7" x 8' 5" (3.84m x 2.57m) With casement window range to side affording views across the gardens, fitted shelving and air conditioning unit. Recessed fitted wardrobes with attached hanging rail and storage space above.

BEDROOM 4: 9' 9" x 8' 9" (2.98m x 2.68m) With casement window to side affording a westerly aspect and door to fitted wardrobe with attached hanging rail.

FAMILY BATHROOM: 13' 6" x 7' 3" (4.13m x 2.21m) A substantial family bathroom suite fitted with Roca ceramic WC and wash hand basin with tiling above and integral fitted glossed fronted storage units. Touch sensitive mirror with lighting, bath with tiling above and separately screened double width floor level fitted shower with both mounted and handheld shower attachments and Mira touch sensitive control system. Wall mounted heated towel radiator, LED spotlights and obscured glass window to side.

Outside

Set on a quiet no through lane, hidden from view beyond Layham Church, the property is approached via twin five bar electric gates with intercom system and remote access. A shingle driveway provides parking for approximately 20 vehicles with the 1.2 acre plot, particularly generous in width. The property benefits from a number of versatile outbuildings including a:

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DOUBLE GARAGE: 20' 3" x 19' 7" (6.19m x 5.97m) With two electric roller doors to front, light and power connected, window to side and rear and personnel door.

A further **SINGLE GARAGE/HOBBY STORE 20' 6" x 13' 3"** (6.25m x 4.04m) sits beneath a pitched slate roofline with timber clad exterior, electric roller door, personnel door to side, light and power connected and mezzanine floor. In addition, an open fronted wood store offers additional storage space.

The gardens are presently arranged into two distinctive sections although can be further incorporation into one, if so required. The formal gardens enjoy a south westerly aspect with low level hedge and fence line border to rear, a central expanse of lawn and established border planting. The rear terrace extends towards the swimming pool whereby a barbeque/entertaining area is set adjacent to the heated swimming pool which is 2m deep at its maximum and is heated by an air source heat pump which is offset by 12 photovoltaic solar panels. Within the gardens are established range of fir trees and mature planting to the far corner, timber framed summer house and post and rail fencing with dog proofing separating the formal gardens from the paddocks. The paddock is well-screened by a border of mature trees to side and further silver birch trees to rear with raised beds, additional vehicular access, and expanse of lawn.

WOOD SHED: 17' 9" x 12' 4" (5.42m x 3.78m)

TOOL SHED: 9' 4" x 8' 9" (2.85m x 2.67m)

SERVICES: Mains water, drainage and electricity are connected. Heating source LPG to the main house and Air Source Heat Pump to the pool. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G.

BROADBAND: Up to 30 Mbps (Source Ofcom).

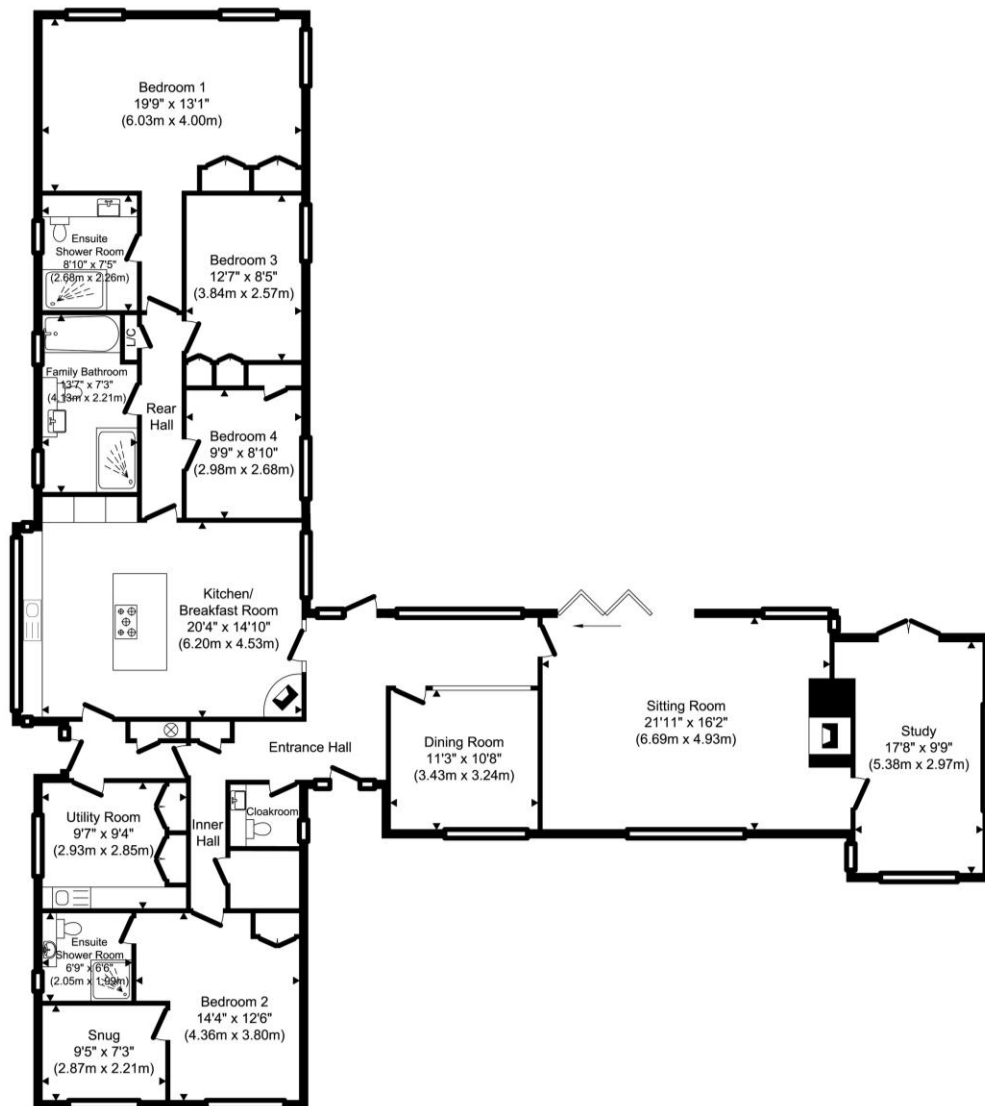
MOBILE COVERAGE: EE, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

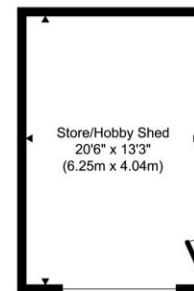
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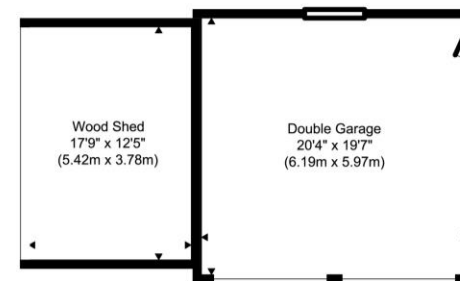
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Ground Floor
Approximate Floor Area
2472.14 sq. ft.
(229.67 sq. m)

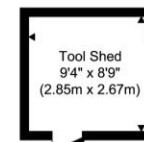


Store/Hobby Shed
Approximate Floor Area
271.78 sq. ft.
(25.25 sq. m)



Wood Shed
Approximate Floor Area
220.44 sq. ft.
(20.48 sq. m)

Garage
Approximate Floor Area
397.72 sq. ft.
(36.95 sq. m)



Tool Shed
Approximate Floor Area
81.80 sq. ft.
(7.60 sq. m)

TOTAL APPROX. FLOOR AREA 3443.91 SQ.FT. (319.95 SQ.M.)
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