



**Richmond, Silver Hill,
Hintlesham, Ipswich, Suffolk**

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BURR**



Richmond, Silver Hill, Hintlesham, Ipswich, Suffolk, IP8 3NJ

Hintlesham is a well-regarded Suffolk village offering a wide range of amenities including a primary school, public house and Hintlesham Hall the hotel, golf and health club. Further amenities can be found in the nearby town of Hadleigh (7 miles), with mainline rail links to London Liverpool Street located in Ipswich (5 miles) and Colchester (15 miles) there is also good access to the A12 and A14 trunk roads.

A four bedroom (two en-suite), detached, chalet style property enjoying a private, tucked away position within the highly regarded Suffolk village of Hintlesham. Offering an accommodation schedule of approximately 2,500 sq. ft arranged over two floors, the property is enveloped by gardens and offers an accommodation schedule arranged via two ground floor reception rooms. Completed to an excellent specification throughout with a quartz stone topped fitted kitchen, UPVC framed bi-folding doors, oak internal doors, LED spotlights and bay windows. Benefitting from both ground and first floor bedroom accommodation with multiple en-suite facilities to the first-floor bedrooms, aspect across the enveloping gardens and landscape beyond with further benefits including a detached cart lodge with adjoining store, a substantial workshop and electric gates.

A four bedroom (two en-suite), detached, chalet style property offering an accommodation schedule of approximately 2,500 sq. ft arranged via two ground floor reception rooms and completed to an excellent specification throughout. Further benefits to the property include a detached double cartlodge, workshop and attractive gardens.

UPVC clad grained effect security door with stain glass panelling opening to:

ENTRANCE PORCH: 5' 7" x 5' 1" (1.74m x 1.57m) With tiled flooring throughout and half height panel glazed door opening to:

ENTRANCE HALL: 28' 5" x 13' 9" narrowing to 3' 6" (8.70m x 4.25m narrowing to 1.11m) An L Shaped hallway with staircase rising to first floor, a range of LED spotlights and opening to:

DINING ROOM: 14' 8" x 9' 8" (4.52 m x 2.99m) With casement window bay to front affording an aspect across the gardens. LED spotlights.

KITCHEN/FAMILY/SITTING ROOM: 28' 6" x 20' 7" narrowing to 15' 8" (8.72m x 6.30m narrowing to 4.81m) A triple aspect, open plan space fitted with an extensive range of gloss fronted base and wall units with quartz stone preparation surfaces over an upstands above. Two stainless steel single sink unit with vegetable drainers to the side, mixer tap over and window range to rear with aspects across the rear terrace. Integrated appliances include a double oven with grill above and Neff dishwasher. The kitchen units comprise of a matching range of soft close base units, full height larder stores, a range of wall units and space for an American style fridge/freezer. Tiled flooring throughout and a quartz topped central island with a four-ring ceramic hob, extraction hood above and a range of soft close base units with fold out corner units and wine cooler. Enjoying an open aspect linking directly with the sitting/family area with bi-folding doors to front and side opening to a decked terrace with a further window to side. Oak door with panel glazing opening to:

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UTILITY ROOM: 12' 4" x 8' 5" (3.78m x 2.58m) Fitted with a matching range of gloss fronted base and wall units with preparation surfaces over and upstand above. Stainless steel Franke sink unit with mixer tap above and an integrated washing machine and tumble dryer. Walk-in store cupboard housing immersion tank and heating controls. A further range of fitted base units, tiled flooring throughout and panel glazed door opening to rear terrace.

FAMILY BATHROOM: 9' 8" x 8' 1" (3.00m x 2.46m) Fully tiled and fitted with ceramic WC, oval wash hand basin within a gloss fronted base unit, corner bath with separate shower attachment and separately screened shower with mounted rainfall head and hand-held shower attachment and aqua board. Wall mounted heated towel radiator and obscured glass casement window to rear.

BEDROOM 3: 13' 9" x 12' 10" (4.24m x 3.96) With casement window range to front affording an aspect across the gardens, parking area and landscape beyond. Two fitted wardrobes with twin doors to front.

BEDROOM 4: 12' 9" x 12' 3" (3.93m x 3.75m) A versatile room currently being used as an office/study with casement window range to side.

First floor

LANDING: With velux window range to front and door to store room.

BEDROOM 1: 28' 8" x 15' 1" narrowing to x 10' 6" (8.77m x 4.61m narrowing to x 3.23m) A significant principal bedroom suite afforded a triple aspect with casement window range to front, velux window to rear and further casement window to side with LED spotlights and doors to two walk-in eaves storage spaces. Door to:

EN-SUITE BATHROOM: 9' 1" x 6' 1" (2.76m x 1.87m) Principally tiled and fitted with ceramic WC, wash handbasin within a floating unit, bath with tiling above and separate shower attachment and fully tiled, separately screened shower unit with both hand-held and mounted shower attachments. Wall mounted heated towel radiator and obscured glass window to rear.

BEDROOM 2: 18' 0" x 17' 1" narrowing to x 10' 6" (5.49m x 5.24m narrowing to x 3.22m) With casement window range to rear, door to useful eaves storage space and a range of LED spotlights. Further door to:

EN-SUITE SHOWER ROOM: 7' 1" x 6' 1" (2.16m x 1.87m) Fully tiled and fitted with ceramic WC, wash handbasin within a floating unit, and fully tiled, separately screened shower unit with both hand-held and mounted shower attachments. LED spotlights.

Outside

The property is situated at the end of a driveway shared with two other properties approached via its own electric gate opening into a tarmac area of private parking with space for approximately ten vehicles. Direct access is provided to the:

DOUBLE CARTLODGE: 18' 10" x 14' 7" (5.78m x 4.74m) With two bays, light and power connected and set beneath a pitched roof line. Includes storage area.

WORKSHOP: 24' 4" x 15' 4" (7.44m x 4.69m) A substantial workshop space with double doors to front, single door and window to side and light and power connected.

The gardens envelope the property with an expanse of lawn bordered by red robin hedging, providing considerable screening and privacy with a raised decked terrace, further walkway to rear and recently landscaped

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terrace. With further area of lawn to rear, providing considerable privacy and seclusion and an ideal enhancement to the property as a whole.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

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

WHAT3WORDS: Banana.clumped.craters

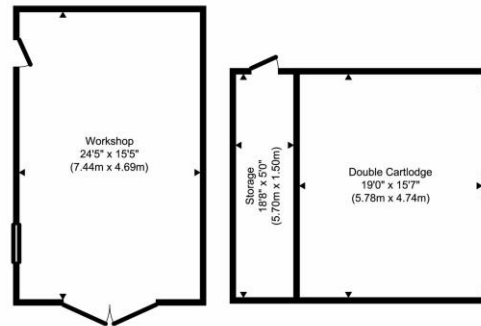
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

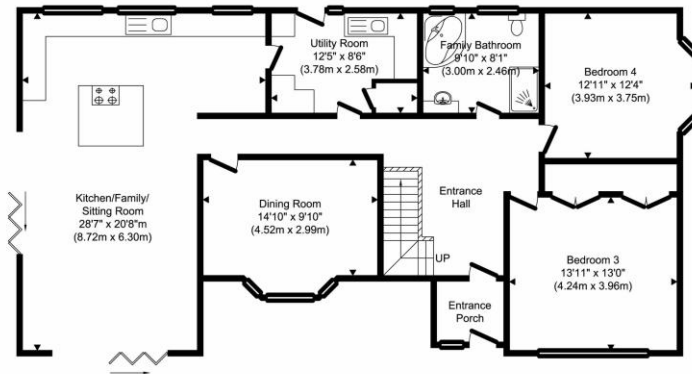
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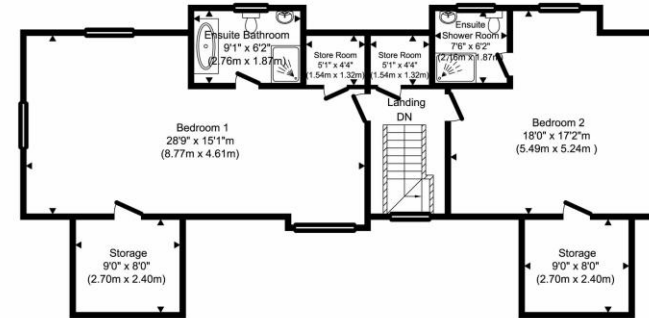
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Outbuildings
Approximate Floor Area
773.06 sq. ft.
(71.82 sq. m)



Ground Floor
Approximate Floor Area
1478.63 sq. ft.
(137.37 sq. m)



First Floor
Approximate Floor Area
1020.20 sq. ft.
(94.78 sq. m)

TOTAL APPROX. FLOOR AREA 3271.90 SQ.FT. (303.97 SQ.M.)

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