



Graylings, Manningtree Road, Stutton, Ipswich, IP9 2SW

welcome to

Graylings, Manningtree Road, Stutton, Ipswich

This stunning, executive, four double bedroom, detached home boasts a beautiful fitted kitchen, a study, a snug, a garage, ample off street parking, a landscaped rear garden and has undergone extensive renovations, creating a large dining room with bi-fold doors to the lounge, garden and bar.



Entrance Hall

13' 2" x 11' 7" (4.01m x 3.53m)

Grand entrance hall with a central staircase, hard tiled wood effect flooring, one radiator, double glazed window to the front and an understairs storage cupboard.

Cloakroom

7' 7" x 4' 2" (2.31m x 1.27m)

Low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, double glazed window to the side and one radiator.

Study

9' 8" x 8' 9" (2.95m x 2.67m)

Double glazed window to the front, carpet flooring, one radiator, a fitted desk, draws, storage units and cabinets to stay, making this room the perfect home office.

Snug

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to the front, carpet flooring, one radiator and a wall papered wall.

Lounge

19' 6" x 11' 6" (5.94m x 3.51m)

Long, sweeping lounge with bi-fold doors leading to the dining room, connecting the rooms and creating an excellent, open plan space, carpet flooring, one radiator, TV point, a black, contemporary fireplace and a wall papered wall.

Dining Room

20' 1" x 11' 3" (6.12m x 3.43m)

Stunning dining room, which forms part of the extension added by the current vendors, with a large, full width sky light, allowing in ample natural light, bi-fold doors leading to the lounge, bar and garden, tiled flooring throughout, under floor heating, a standalone wood burner with tiled base, double glazed window to the side, fitted down lighters, a wall papered wall, spot lights throughout and ample space for a large dining table and chairs. This is the perfect entertaining space!

Kitchen

20' 7" max x 10' 7" (6.27m max x 3.23m)

Double glazed windows to the side and rear, hard tiled wood effect flooring, a grey, vertical, wall hung radiator, eye and base level units in light matte grey shaker style with grey, marble effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer, dishwasher, under-counter fridge, a wine cooler and oven with induction hob and extractor hood, wall papered walls, spot lights, fitted, space for a TV and bespoke units to the front, with glass fronts and lighting.

Utility Room

7' x 7' 9" (2.13m x 2.36m)

A door leading to the garden, eye and base level units in high gloss grey with marble effect worktop surfaces, tiled flooring, a sink with chrome mixer tap, tiled splashback, space for a washing machine and tumble dryer, a wall papered wall, under-counter lights and one radiator.

Bar

19' 4" x 10' 2" (5.89m x 3.10m)

This stunning bar is made from a temporary construction, accessed via the garden and also the dining room, grey wood effect flooring throughout, fitted down lighters, bi-fold doors to the garden, additional bi-fold doors to the dining room, a grey, vertical, wall hung radiator, grey fitted base units with stone effect worktop surfaces, with space for a fridges.

First Floor Landing

15' 1" x 13' max (4.60m x 3.96m max)

Double glazed window to the front, a suspended chandelier over the stairs, carpet flooring, a wraparound banister, an airing cupboard and loft hatch.

Master Bedroom

17' 2" x 10' 6" (5.23m x 3.20m)

Double glazed windows to the side and rear, carpet flooring, a full wall of fitted wardrobes and a door to

the en suite.

En Suite

8' 4" x 5' 5" (2.54m x 1.65m)

Double glazed window to the rear, stone effect flooring, a double shower with glass enclosure, a marble effect, panelled splashback, waterfall showerhead and shower attachment, low level WC, a vanity sink, a white heated towel rail, down lighters and fully tiled walls, except the shower area.

Bedroom Two

13' 6" x 11' 7" (4.11m x 3.53m)

Large, second bedroom with two double glazed windows to the rear, carpet flooring and one radiator. This room is currently used as a chill out room, aswell as a bedroom. There is potential for an en suite to be added (STPP), due to the room being adjacent to the en suite in the master bedroom, with a window in place.

Bedroom Three

12' 1" max x 9' 2" (3.68m max x 2.79m)

Double glazed window to the front, carpet flooring, one radiator and a full wall of fitted wardrobes.

Bedroom Four

10' 8" x 9' 8" (3.25m x 2.95m)

Double glazed window to the front, carpet flooring, one radiator and two built in wardrobes.

Shower Room

8' 7" x 7' 3" (2.62m x 2.21m)

Double glazed window to the side, tiled effect flooring, white, panelled & marble effect walls, a walk in shower with stone effect walls, a handle less glass enclosure, waterfall showerhead and shower attachment, low level WC, a suspended vanity sink, chrome heated towel rail, extractor fan, spot lights and shaver point.



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Graylings, Manningtree Road, Stutton, Ipswich

- No onward chain
- Extensive renovations & modern finishes throughout
- Extended to the rear, creating a large dining room
- Beautiful fitted kitchen
- Ground floor study & snug

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£650,000



Please note the marker reflects the postcode not the actual property

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