



**Dairy Close, Hollesley Woodbridge IP12 3LS**

**welcome to**

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This individual, high specification, new build five bedroom detached chalet bungalow offers beautifully presented accommodation, together with wraparound gardens, garage and cart-lodge parking.



### Entrance Hall

Vaulted ceiling with Velux windows giving the space a light and airy feel to it. Airing cupboard with light and shelving, pressurised cylinder and back up immersion tank. Double storage cupboard with light. Under stairs storage cupboard. Oak doors and oak effect flooring, stairs to the first floor, with oak banisters.

### Lounge

14' 3" x 21' 9" ( 4.34m x 6.63m )

A triple aspect room, with windows to the front and sides. Brick chimney with inset Charwood wood burner set on Brazilian slates, with pumice liner, light and oak mantle above. Oak effect flooring, set of French doors, with parliament hinges, opening to the kitchen/diner. Inset ceiling spotlights.

### Kitchen / Diner

13' 6" x 21' 8" ( 4.11m x 6.60m )

Window to rear, bi-fold to side. Island unit with soft close storage under, built-in induction hob unit and carbon filtered extractor internally over. Pop-up USB/plug sockets, built-in wine rack, Range of wall units with under unit lighting, base mounted units including soft close pan drawers, corner units with railed shelves. Built-in mid height oven with warming drawer, additional combi microwave oven. Bosch appliances including microwave oven, dishwasher, fridge/freezer. Cupboard with built-in bins on rail. Sink unit with 3-way brushed chrome filtered mixer tap, quartz worktops with quartz backsplash over. Oak effect flooring.

### Utility Room

7' 8" x 10' 8" ( 2.34m x 3.25m )

Range of wall units with lighting under, base mounted units, with quartz worktop over and quartz backsplash, sink with brushed chrome mixer tap. Built-in Bosch freezer, water softener, built-in seat with hydraulic cupboard under storage, space and plumbing for washing machine and tumble dryer, extractor fan. Door to the rear.

### Bedroom Five

13' 7" x 9' 5" ( 4.14m x 2.87m )

A dual aspect room with windows to side and rear. Feature reading lights over the bed area, inset ceiling spotlights, double power sockets, ethernet and aerial point.

### Shower Room

Roper Rhodes suite comprising walk-in Aqualisa shower with porcelain tiled surround, quartz countertop with built-in sink with storage unit under, low level WC with hidden cistern, heated bluetooth mirror, extractor fan, heated towel rail, LVT oak effect flooring. Obscure glazed window to front,

### Bedroom Four

13' 7" x 9' 5" ( 4.14m x 2.87m )

A dual aspect room with windows to side and rear. Feature reading lights over the bed area, inset ceiling spotlights, double power sockets, ethernet and aerial points.

### Bathroom

Fitted with a Roper Rhodes suite comprising bath with Aqualisa shower over and porcelain tiled surround, quartz countertops with built-in sink, heated bluetooth mirror. Window to rear.

### First Floor Landing

Window to the rear. Oak banister overlooking the entrance hall. Velux window to the front. Storage cupboard with light and built-in shelving. Inset ceiling spotlights, double sockets, radiator, storage cupboard with power socket.

### Master Bedroom

21' 9" Max. x 12' 5" Max ( 6.63m Max. x 3.78m Max )

A triple aspect room with top hung, tilt and turn Velux windows to front and rear, window to side, 2 radiators, access to the eaves storage space, inset ceiling spotlights, double power sockets, ethernet and aerial point. Access to the...

### En-Suite

Fitted with a Roper Rhodes suite comprising walk-in Aqualisa shower with rain effect shower head and hand held, Compton porcelain tiled surround, heated towel rail, bluetooth heated mirror, quartz countertop with built-in sink, low level WC with concealed cistern. Window to front.

### Bedroom Two

15' Max. x 14' 4" Max. ( 4.57m Max. x 4.37m Max. )

Dormer window to side, radiator, eaves storage, double sockets, inset ceiling spotlights, ethernet and aerial point.

### Bedroom Three

15' Max. x 13' 2" Max. ( 4.57m Max. x 4.01m Max. )

Dormer window to side, radiator, eaves storage, inset ceiling spotlights, double power sockets, ethernet and aerial points.

### Shower Room

Roper Rhodes suite comprising walk-in Aqualisa shower with porcelain tiled surround, quartz countertop with built-in sink with storage unit under, low level WC with hidden cistern, heated bluetooth mirror, extractor fan, heated towel rail, LVT oak effect flooring. Obscure glazed window to front,

### Outside

#### Front

To the front of the property there is a wooded area, boarded by trees and picket fencing.

#### Rear

To the rear there is patio seating area with down lights, and loggia over comprising two columns. The garden is wrap-around, with partly hedged borders and will be turfed when the new owners are found. The oil tank and oil fired boiler are also located in the garden.

### Garage

With up and over electric door, access to loft space via a loft ladder, Velux window to the rear and window to side, power connected.

### Attached Cart Lodge

With power sockets, A driveway leads up to the garage and cart lodge which will have a shingle finished applied for the new owners. The paths leading back towards the property will also have the same shingle finish.



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## Dairy Close, Hollesley Woodbridge

- Individual, New Build, 5 Bedroom Detached Chalet Bungalow
- Built to a High Specification
- Fitted Kitchen with Bosch Appliances
- Master Bedroom with En-Suite
- Two Shower Rooms & Family Bathroom

Tenure: Freehold EPC Rating: B

offers over

**£795,000**



Please note the marker reflects the postcode not the actual property

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