

An impressive, high quality five bedroom new house of over 2,300 sq ft, that has been built to exceedingly high standards on the edge of the delightful rural village of Hollesley.

OIEO
£795,000 Freehold
Ref: P7241/J

2 Dairy Close
Boyton Road
Hollesley
Suffolk
IP12 3LS



Entrance hall, sitting room, kitchen/dining room, utility/boot room, two ground floor double bedrooms, bathroom and shower room.

Galleried style landing, master bedroom with en-suite shower room, two further double bedrooms and separate shower room. Garage, cart lodge and driveway. Southerly facing rear garden. Additional wooded garden area. In all, just over one third of an acre.

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Location

The property forms part of the popular new development, Dairy Close, on the edge of the rural village of Hollesley. The village has a thriving community with a well supported primary school, shop and Post Office, public house, village hall where local GPs hold surgeries, recreation ground, church and community bus service. The village of Melton, just over 6 miles away, offers free parking at the railway station, which is on the Ipswich-Lowestoft East Suffolk Line, as well as additional services including a butcher, a whole foods shop, laundry and petrol station. Woodbridge, just 8 miles away, is probably best known for its outstanding riverside setting. It is a very popular market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge benefit from rail links to Ipswich, where direct rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 9 miles and 15 miles respectively, with the coast at Bawdsey and Shingle Street being 3 to 4 miles. The county town of Ipswich is approximately 16 miles to the south-west.

Description

2 Dairy Close is a stunning and highly specified five bedroom house of over 2,300 square feet, forming part of the popular Dairy Close development. Dairy Close has been developed in recent years by the Hollesley based builder, Shire Homes (Anglia) Ltd, with Plot 2 being the most recently completed dwelling on site. Dairy Close itself is an exclusive development of just 9 houses, with 6 of those properties already completed and occupied. 2 Dairy Close has been built to exacting standards and with attention to detail throughout. The specification includes a high level of energy efficiency (Rated B - 86) that includes a multi-zoned heating system throughout with underfloor heating downstairs and radiators upstairs, extremely well fitted kitchen, bathroom and shower rooms with branded appliances and Quartz worksurfaces, extensive downlighting throughout, high quality floor coverings including LVT wood effect tiles and carpets throughout, a working fireplace with fitted Charnwood multi-fuel stove, garage with remote operated up and over door, together with cartlodge and generous driveway, landscaped gardens (with lawns to be turfed) together with an additional wooded area, extending in all to just over one third of an acre. The property will benefit from a 10 year structural warranty provided by Advantage.

The Accommodation

The House

Ground Floor

A wood effect composite door with side light opens into the

Entrance Hall 16'7 x 10'9 (5.05m x 3.28m)

An impressive, double height reception area that is overlooked by the galleried landing. Oak staircase rising, via a half landing, to the First Floor, with useful understairs storage cupboard with automated light. Built-in wardrobe cupboard, door to Airing Cupboard, LVT wood effect flooring, downlighters and doors off to



Sitting Room 22'2 x 14'7 (6.76m x 4.44m)

An impressive, wonderfully light, triple aspect reception room that overlooks the front gardens and grounds. The focal point of the room is the brick fireplace containing the Charnwood multi fuel burning stove set on a raised slate hearth. LVT wood effect flooring, TV, satellite and telephone points. Downlighters and glazed double doors on parliament hinges opening into the



Kitchen/Dining Room 21'11 x 14'6 (6.7m x 4.44m)

The kitchen area has been fitted to an extremely high standard with an extensive range of cupboard and drawer units together with matching island unit, Quartz worksurfaces throughout. Stainless steel Caple sink with mixer tap and carved drainer to the side. High level pair of Bosch ovens together with warming drawer and integral appliances including Bosch dishwasher and fridge freezer. Matching island unit incorporating a Bosch induction hob with integrated extractor fan. The dining area enjoys fully glazed aluminium framed bi-fold doors that provide plenty of light and open onto the patio area. LVT wood effect flooring. TV and telephone points, downlighters, part glazed door returning to the Entrance Hall, and door through to the



Utility/Boot Room 11'8 x 7'9 (3.55m x 2.35m)

With matching range of cupboard units that also benefit from Quartz worksurfaces together with Caple sink with mixer tap and carved drainer. Recess and plumbing connections for a washing machine and tumble dryer and fitted Monarch water softener. Integral Bosch undercounter freezer unit. Fitted bench with shoe cupboard under. Part glazed door providing access to the garden and driveway. LVT wood effect flooring. Downlighters.

Returning to the Entrance Hall further doors provide access to

Bedroom Four 14'1 x 9'9 (4.3m x 2.96m)

A good size ground floor double bedroom with windows on the side and gable elevation overlooking Dairy Close. TV, satellite and telephone points. Downlighters.

Bedroom Five/Study 14'1 x 9'7 (4.3m x 2.91m)

Another light double bedroom or study, if required, that overlooks Dairy Close, the front garden and grounds opposite. TV, satellite and telephone points. Downlighters.

Bathroom

Extremely well fitted with suite comprising tiled bath enclosure with hinged glass screen, Aqualisa Quartz mixer shower, WC with concealed cistern and mounted wash basin with mixer tap with mirror over incorporating Bluetooth speaker system. Heated towel rail, LVT wood effect flooring, extractor fan and downlighters.



Shower Room

With fully tiled shower enclosure housing the Aqualisa Quartz mixer shower with glass hinged door. Built-in cupboards with Quartz worksurfaces incorporating mounted wash basin with mixer tap over together with mirror with Bluetooth speaker system. WC with concealed cistern. LVT wood effect flooring. Heated towel rail, extractor fan and downlighters.

A staircase with an oak handrail and balustrades rises from the Entrance Hall, via a half-landing, to the

First Floor

Galleried Landing 19'6 x 8'3 (5.93m x 2.5m)

Overlooking the Entrance Hall and with a Velux window light on the front elevation providing far reaching views. Door to **Linen Cupboard**, radiator, downlighters and doors off to



Bedroom One 22' x 12'8 (6.71m x 3.85m)

An impressive master bedroom with vaulted ceiling incorporating Velux window lights together with a large window on the gable elevation providing additional light. TV, satellite and telephone points. Door to eaves storage cupboard. Radiators, downlighters and door to



En-suite Shower Room

With large window on the front elevation overlooking the gardens and agricultural land beyond. Well fitted with fully tiled shower enclosure containing the Aqualisa Quartz mixer shower, WC with concealed cistern and mounted wash basin with storage cupboard under and mixer tap over together with mirror incorporating Bluetooth speaker system. Heated towel rail, LVT wood effect flooring, extractor fan and downlighters.



Bedroom Two 15'1 x 13'3 (4.59m x 4.03m)

Another generous double bedroom with dormer window providing plenty of light. TV, satellite and telephone points. Door to eaves storage cupboard. Radiator and downlighters.



Bedroom Three 15'2 x 14'9 (4.62m x 4.49m)

A spacious double bedroom with dormer window providing plenty of light. Eaves storage cupboards, TV, satellite and telephone points. Radiator and downlighters.



Shower Room

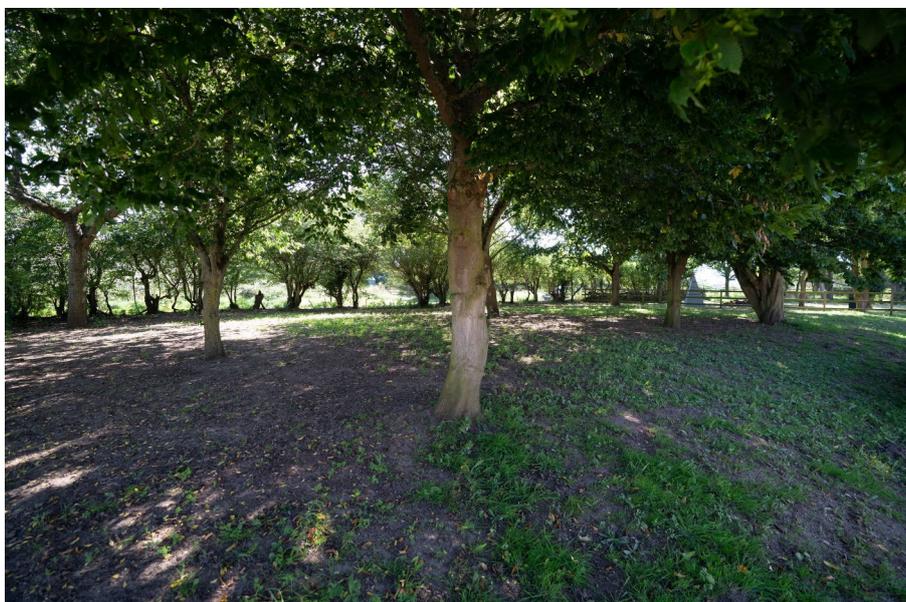
Another extremely well fitted shower room in a matching style to the remainder. Fully tiled walk-in shower enclosure with Aqualisa Quartz mixer shower, built-in cupboards with Quartz worksurfaces incorporating the WC with concealed cistern and mounted wash basin with cupboard under, mixer tap over and mirror with Bluetooth speaker system. Heated towel rail. LVT wood effect flooring. Extractor fan and downlighters.

Outside

The property forms part of the Dairy Close development and will be found in a semi-rural location on the outskirts of the village. It is approached via a shared tarmac driveway beside which is the front garden. This includes a tarmac pathway linking the property from front to rear, and gardens that will be turfed in due course. A maturing hedge also provides a degree of privacy from the shared shingle driveway that provides access to the neighbouring property. Beyond the shingle driveway is a small wooded area, incorporating a number of established trees and this also forms part of the property.

The rear garden enjoys a south-westerly aspect and therefore enjoys the sun for much of the day and into the evening. Immediately adjoining the rear of the property is a large Indian sandstone patio that can be directly accessed via the bi-fold doors serving the Kitchen/Dining Room. Beyond the patio area is the garden which is of a generous size and will be turfed by the developer. In the far corner, screened with fence panelling, is a concrete plinth and oil storage tank.

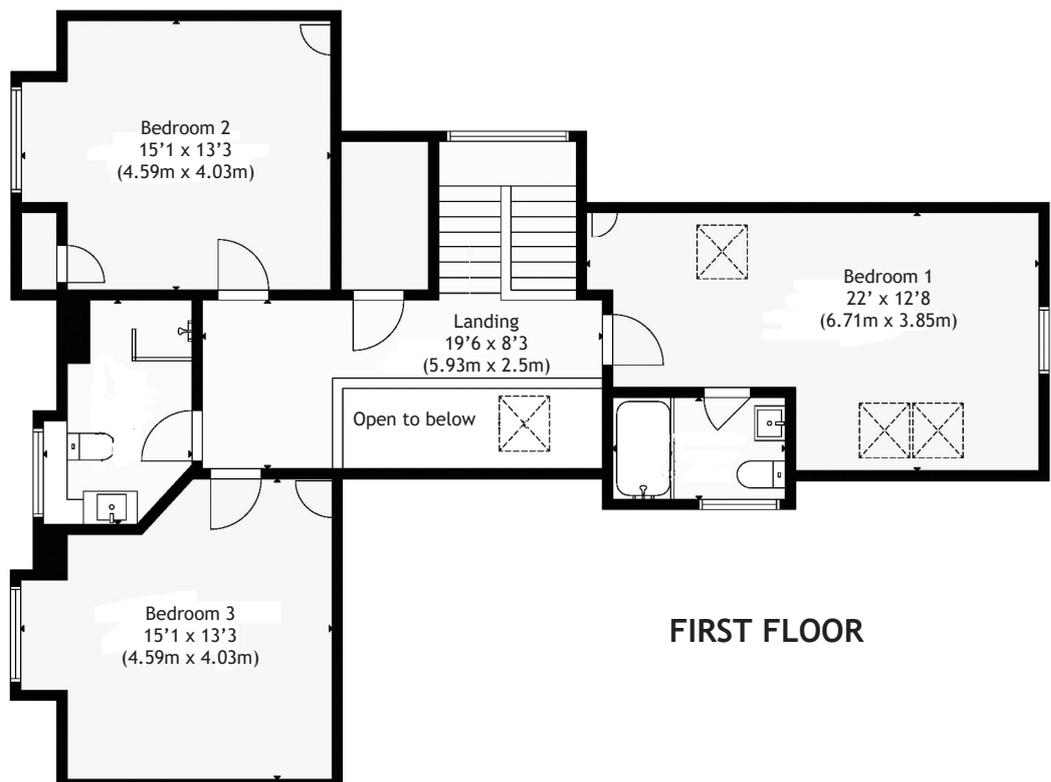
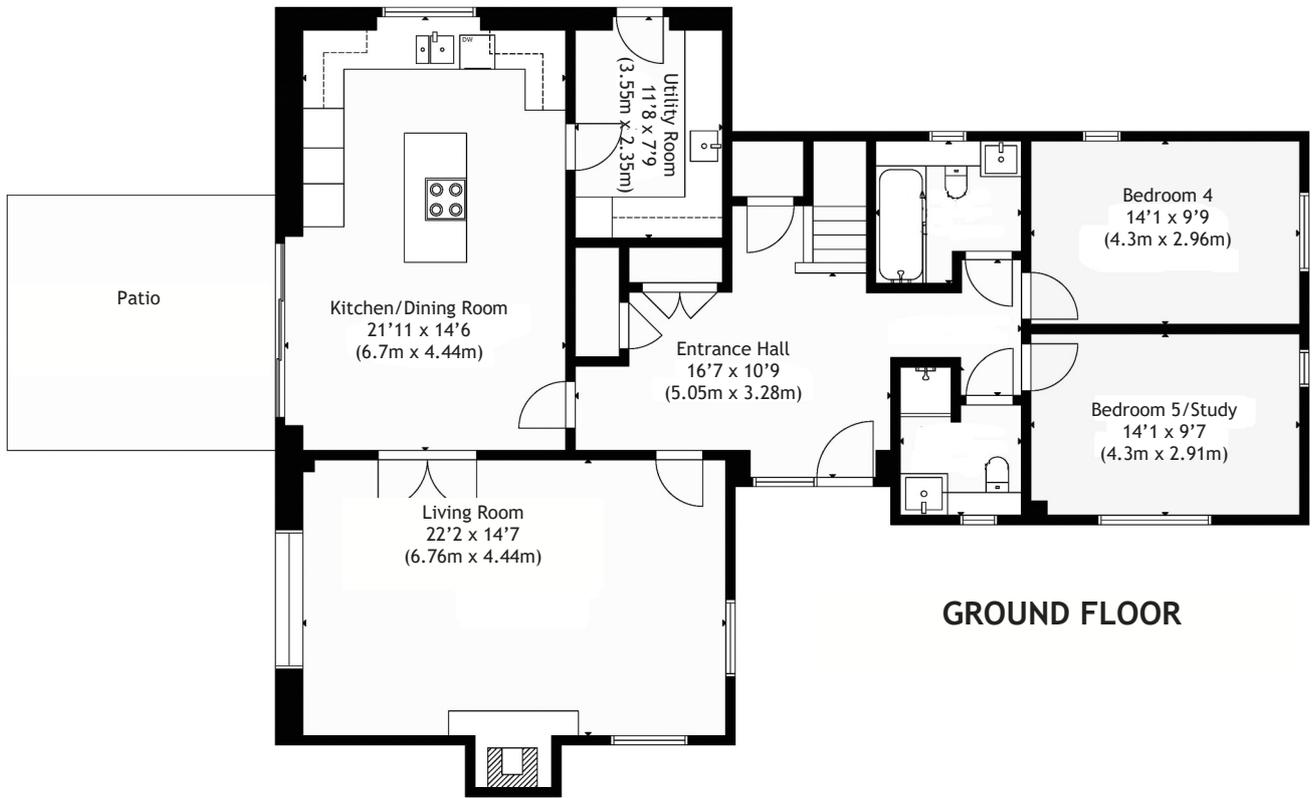
Beside the property is the Garage and cart lodge. The garage measures approximately 20' x 11' with remote operated up and over door, window on the gable elevation providing a good degree of light and Velux window to the rear for further light above a working area if required. The garage has power and light connected and a personnel door to the side. Adjoining the garage is the cart lodge, approximately 21' x 11', with lighting and external electric sockets. To the front of the garage and cart lodge is a parking area that is sufficiently large enough for 2 to 3 cars. This is currently laid to tarmac but will be finished to tar and shingle.





Dairy Close, Hollesley

Total approximate Internal Area: 2,385 sq ft (222 sqm)





Viewing Strictly by appointment with the agent.

Services Mains water, electricity and drainage. Oil fired boiler serving the central heating and hot water systems.

Annual Maintenance Charge The Management Company will come into effect when the last property is sold. In the interim the developers will continue to maintain the communal areas which comprise primarily the roadway and drainage pipework.

EPC Rating = B

Council Tax To be assessed.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

February 2024



Directions

From the Woods Lane roundabout on the A12, head into Melton (A1152). Go straight over the traffic lights, the railway crossing and at the mini roundabout turn right onto the B1038. After passing Sutton Hoo on your right, take the next turning on your left where sign[posted to Hollesley. Continue along this road for approximately 3 miles, passing the Woodbridge army base, taking the next turning left where signposted to Boyton and Butley. Continue along this road for approximately 1 mile and at the cross roads with the water tower turn left where the entrance to Dairy Close will be the next turning on your left.

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