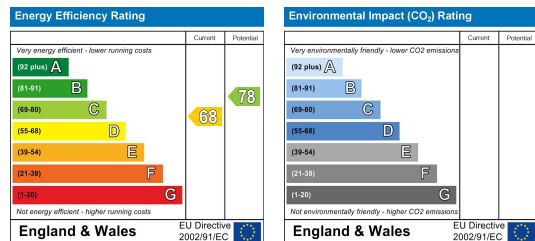


Total Area: 148.9 m² ... 1602 ft²
 All measurements are approximate and for display purposes only



Hollands Upper Street, Baylham, Ipswich, IP6 8JR £500,000

This beautiful three bedroom DETACHED individual cottage style house was built in 2002. This spacious family home and has a wealth of charm and character providing over 1600 sqft of accommodation including double garage partly converted to office space, off road parking, stunning gardens to rear OVER LOOKING FIELDS, in the quite village of Baylham.



THE PROPERTY MISDESCRIPTIONS ACT 1991
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Hollands Upper Street, Baylham, Ipswich, IP6 8JR

BAYLHAM:

Baylham is a village and civil parish in the Mid Suffolk district of Suffolk, England, about 7 miles northwest of Ipswich and 6 miles southeast of Stowmarket. The 98 buildings making up the village follows the main road and follows northwards along Church Lane, close to the church. It is most famous for its old watermill that is represented in pictures by Graham Bell and David Gentleman. The mill is now a private house. Nearby is the famous Baylham House Farm, Mill Lane, also known as Rare Breed Centre (0.5 miles (0.80 km) northeast from the village) on the other side of the B1113. The church of St Peter is at west end of the village, on a hill just off Church Lane. It was constructed in late Romanesque style in the 12th century; had Gothic style windows inserted in the 14th and 15th centuries; and was restored in the 19th century. Baylham common is 100 metres further west than the church on the other side of the road.

ENTRANCE HALL:

A light and very inviting entrance hallway including wooden flooring, stairs to first floor and doors to...

CLOAKROOM:

Low level w/c, vanity hand wash basin and wall mounted towel rail.

STUDY:

Double glazed window to front, built in wardrobe, and wooden floor.

LIVING ROOM: 14'0" x 25'0" (4.29 x 7.64)

Double glazed windows to both sides, double glazed doors overlooking rear garden all with fitted blinds, providing a light and most welcoming sitting room to enjoy the beautiful views to rear fields, feature fireplace, two radiators and doors to...

DINING ROOM: 12'4" x 12'2" (3.78 x 3.71)

Double glazed window to side, double doors to patio and rear garden, radiator and double doors back to entrance hallway.

KITCHEN/BREAKFAST AREA: 14'0" x 10'8" (4.29 x 3.26)

Double glazed windows to front and side, tiled floor, ceiling spot lights, range of wall and base units, integrated sink with mixer tap and drainer, two integrated ovens (one eye level oven, one with extractor over) and doors to...

UTILITY: 6'7" x 8'11" (2.03 x 2.73)

Tiled floor, wall and base units, stainless steel sink and drainer, space for appliances, and door to rear garden.

LANDING:

Good size gallery landing and doors to...

BEDROOM ONE: 14'1" x 16'1" (4.30 x 4.92)

Dual double glazed window to side, built in cupboards, radiator and door to...

EN-SUITE:

Double glazed window to side, shower cubicle, low level w/c and hand wash basin.

BEDROOM TWO: 14'1" x 10'8" (4.30 x 3.26)

Double glazed window to front and radiator.

BEDROOM THREE: 9'1" x 14'4" (2.77 x 4.39)

Double glazed window to rear and radiator

BATHROOM:

Double glazed window to rear, paneled bath with mixer tap and shower head, low level w/c and hand wash basin.

OUTSIDE:

To the front of the property there is a driveway leading to the DOUBLE GARAGE, lawn areas and path to front door. There is side access to the rear garden.

The rear garden has a summer house, mature lawn with shrub borders, raised patio area with awning over, over looking fields.

DOUBLE GARAGE:

Part converted to office, power and lighting.

NEEDHAM MARKET:

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