



5 Syers Orchard

A rare opportunity to acquire a detached 5 bedroom family home, situated on a quiet road within a rural village. Hitcham is a quaint Suffolk village with a variety of schools nearby and within close proximity to Stowmarket and Ipswich, both of which are on the main train line directly into London Liverpool St.

The property comprises of a large welcoming reception hall, downstairs WC, family kitchen/breakfast room with added garden room, utility room, large sitting room and separate dining room. Galleried staircase leading to the first floor, with four double bedrooms, a family bathroom and en-suite bathroom, benefiting from a spacious landing leading up to the second floor, holding the master bedroom with built in wardrobe, large en-suite bathroom with separate shower. The property further benefits from a spectacular large garden, which overlooks beautiful open fields.



Key Features

- Large family home
- Separate garden room with light and airy feel
- Spacious kitchen with ample storage
- Excellently updated and maintained
- Double garage
- Large garden overlooking open fields

GROUND FLOOR

Entry through wooden door with frosted window inset, leading into –

ENTRANCE HALL

Solid wood flooring and radiator

CLOAK ROOM

Close coupled W/C, tiled flooring and walls, radiator, sink with mixer tap, ceiling light fixture, window to front.

KITCHEN

Large kitchen with ample storage over and under, tiled flooring, sink with mixer tap, multi-function oven with electric hob, ceiling spotlights, space for fridge freezer, built in dish washer and full height freezer additional space for a seating area.

UTILITY ROOM

housing brand new Grant oil fired boiler for central heating, Sink with mixer tap. Space for washing machine and tumble drier. Tiled floor. Door to side access

DINING ROOM

Solid wood flooring, radiator, ample plug sockets, twin ceiling light fixture, large sash window.

SITTING ROOM

Carpeted, radiator, wood burner with brick fireplace, large sash window, two light fixtures, opens out into:

GARDEN ROOM

Tiled flooring, panoramic windows, radiator, ceiling spotlights, double doors out to the garden.





FIRST FLOOR

BEDROOM TWO

Hatch to loft space, radiator, windows to garden and side, carpeted flooring, door to...

EN-SUITE

Tiled flooring and walls, close coupled WC, sink with mixer, shower with sliding door, ceiling spotlights, heated towel rail, window to back.

BEDROOM THREE

Carpeted floors, radiator, plug sockets, window to front.

BEDROOM FOUR

Carpeted floors, built in wardrobe, radiator, plug sockets, window to back.

BEDROOM FIVE

Carpeted floors, built in wardrobe, radiator, plug sockets, window to front.

SECOND FLOOR

MASTER BEDROOM

Large master bedroom on private top floor, carpeted flooring, built in wardrobe, ample plug sockets, window to front and back.

MASTER BATHROOM

Extremely spacious, tiled flooring and walls, shower with sliding door, stand alone bath, vanity with sink, WC, ceiling spotlights, windows to front and rear.

GARDEN

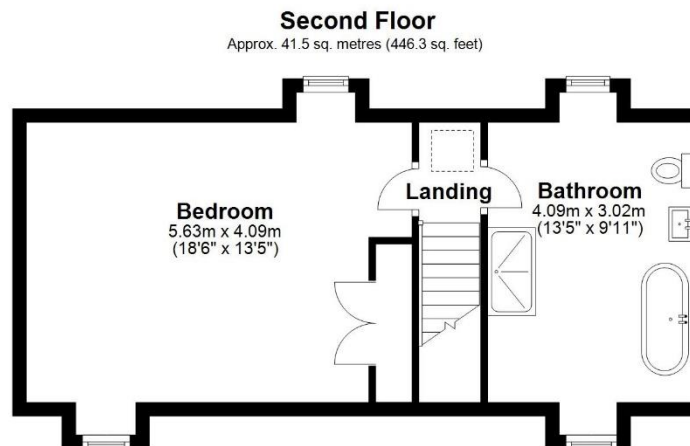
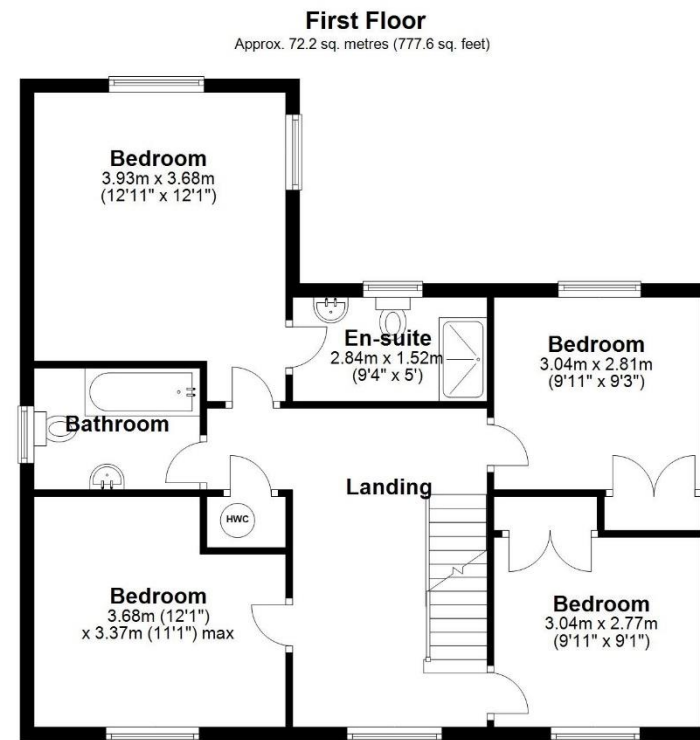
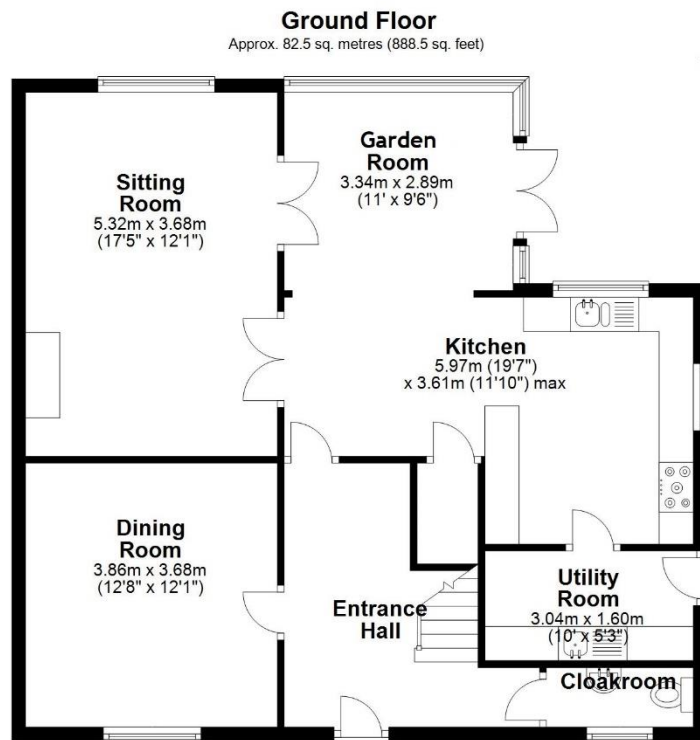
Mainly laid to lawn, boasting an abundance of mature plants and shrubs, man made feature pond, green house, raised vegetable beds, terrace area for entertaining, garden overlooks beautiful open fields.

FRONT

Double garage with space in front for multiple cars.







Total area: approx. 196.3 sq. metres (2112.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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Price: OIEO £700,000 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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