



Grier & Partners
— LAND AND ESTATE AGENTS —

MAYTHORNS, WHITESFIELD, EAST BERGHOLT,
IPSWICH, SUFFOLK, CO7 6SP
ASKING PRICE OF £665,000





INTRODUCTION

benefiting from a substantial side extension in 2021 to form the extensive, flexible and family friendly living space on display today. Maythorns offers four double bedrooms, large sitting room, open plan kitchen/ dining room, utility room and an integral garage all within a pleasant West facing plot. Situated within a short walk of the village primary school and further village facilities while also enjoying the privacy of its position on Whitesfield, a private no through road.

INFORMATION

of brick and block cavity construction and substantially extended to the side in 2021, the property benefits from a mixture of UPVC and composite double glazed windows and doors throughout, a good level of insulation and gas fired central heating. The central heating system runs underfloor heating in the Utility room, Kitchen and Dining areas with modern radiators serving the remainder of the house. The En-Suite benefits from electric underfloor heating. The West facing roof has a solar photovoltaic array 6.4 kW which directly supplies the house and battery storage system 12 kw. Electrics and solar are supplied and controlled by an RCD consumer unit and dedicated control system.



ACCOMMODATION

over a single storey this family friendly property offers an abundance of space, some sq ft in total.

ENTRANCE

via a secure opaque glazed composite front door from the large in and out driveway into the:

HALL

13' 00" x 5' 08" (3.96m x 1.73m) cupboard to the front and hardwood effect flooring. Loft access, recessed spot lights and doors to:

KITCHEN/ SNUG/ DINING ROOM

space comprising an L shape with the Snug and Dining area 22'11 x 11'04 providing ample space with two pairs of glazed doors and a window opening out into the garden and terrace. The Kitchen 12'01 x 9'02, with a window to the front overlooking the driveway and landscaped garden, the kitchen comprises contrast coloured wall and base units to three sides under a vaulted ceiling with a Velux roof light to the rear. The units provide ample storage space including a pull out larder, pan drawers and open fronted shelving, integrated dual eye level ovens, fridge, freezer and dishwasher. Marbled granite effect work surface to three sides with inset composite sink and drainer with flexi tap over, inset five ring gas hob with extractor over. The kitchen has a side door through into the:



UTILITY ROOM

9' 00" x 7' 06" (2.74m x 2.29m) window to the rear, glazed door to the side, extractor fan, ample space and plumbing for a tumble dryer and washing machine.

SITTING ROOM

25' 10" x 10' 09" (7.87m x 3.28m) an extensive sitting room with panel glazed doors to the rear garden, a focal open fire with brick hearth and stylish upright radiators, the space is highly configurable to an owners requirements and opens at the rear into:



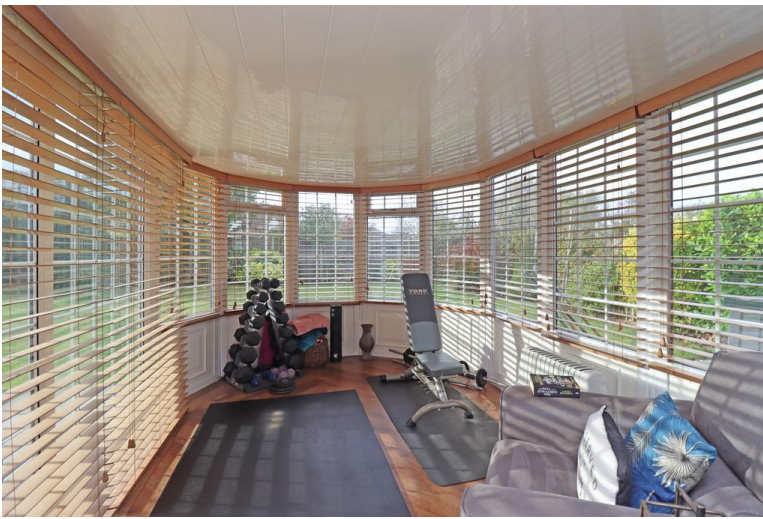
CONSERVATORY

13' 02" x 9' 03" (4.01m x 2.82m) glazed to three sides offering great views across the garden and making the best of the Westerly aspect, sliding door to the side.

BEDROOM ONE

16' 00" x 9' 04" (4.88m x 2.84m) window to the side and a glazed door and window opening out into the garden, full range of fitted wardrobes to the front providing extensive hanging and storage space, door through to the:





EN-SUITE BATHROOM

9' 04" x 8' 07" (2.84m x 2.62m) opaque window to the front, tiled floor with electric underfloor heating, tiled walls to the oversize corner shower with dual heads. Bath to the side, heated towel rail, wash basin and w/c inset to a vanity unit to the front. Recessed ceiling lights and extractor fan.

BEDROOM TWO

12' 08" x 8' 06" (3.86m x 2.59m) window to the front, a sizeable bedroom with built in mirror fronted wardrobes to the side.

BEDROOM THREE

11' 11" x 8' 07" (3.63m x 2.62m) window to the front, with plenty of space for a double bed and freestanding wardrobes to the side.

BEDROOM FOUR

10' 04" x 10' 02" (3.15m x 3.1m) 10'04 x 10'02 window to the front providing ample light into this double bedroom.

FAMILY SHOWER ROOM

7' 07" x 4' 09" (2.31m x 1.45m) Velux window to the rear brings plenty of light into this well presented shower room. Large tiled shower space to the rear with low line tray and tiled pattern walls, dual shower heads. Heated towel rail to the side, recessed ceiling lights and extractor fan. Wash basin and w/c inset to a vanity unit to the side.

SINGLE GARAGE

16' 08" x 8' 11" (5.08m x 2.72m) glazed personal door from the side and up and over door from the front driveway. Spacious and useful garage with shelving, power and light connected. The garage also benefits from a wired in smoke/heat alarm.

OUTSIDE

the property enjoys a spacious plot:

TO THE FRONT

the garden takes in an Easterly aspect and is landscaped to frame the property with mature and well stocked flower beds, the extensive in and out driveway provides parking for a number of vehicles and gated access to the rear garden from either side of the property:

TO THE REAR

the garden takes in a Westerly aspect and is predominantly laid to lawn with a large area of slate terrace running across the rear aspect and to the garage side of the property. The lawn is framed on all sides by mature and well stocked beds containing an abundance of shrubs, trees and bushes including a maturing Walnut Tree on the Southern boundary which provides shade on hot days. Outside tap to the side.



DIRECTIONS

from the A12 heading North take the East Bergholt junction and turn left onto the B1070 towards the village. Take the first right onto Hadleigh Road and then left followed by an immediate left onto Elm Road. Shortly after turn left again into Whitesfield and the property with ample driveway parking can be found on the left hand side.

EAST BERGHOLT

Has the benefit of a good range of local facilities, including a newly opened large Co-op with a Post Office, chemist, GP surgery, and medical centre. The village also benefits from parish and congregational churches, as well as many local associations.

The village provides excellent educational facilities, from pre-school and primary school to high school, with access to sixth-form colleges in Colchester and Ipswich. There are also several private schools in nearby villages throughout the area, all with great reputations.

East Bergholt also offers ideal transport links, being only a few minutes' drive to the A12, which connects to the M25 towards London and the A14 to the North. Stansted Airport is easily accessible, being approximately an hour's journey by car. Direct National Express buses also operate from both Ipswich and Colchester. There is a mainline railway station in Manningtree, with a journey time of around one hour to London Liverpool Street.

There is a wide range of pubs, restaurants, and cafés in the village offering a variety of food and drink. The Red Lion pub has been taken over by the Chestnut Group, offering a selection of drinks and food, from breakfast to pizzas and pub classics. Across the road is Gaia, a Latin-influenced café serving a selection of exciting dishes with diverse flavours. It offers several tables, including a courtyard at the back - a lovely spot for a coffee. Further up the road, you will find the Hare & Hounds and The Carriers Arms, two traditional, cosy pubs with excellent food and a fine selection of classic ales.

SERVICES

- mains water, gas, electric and drainage are connected to the property
- Heating provided via underfloor heating in the Utility room, Kitchen and Dining area with radiators throughout the rest of the property
- Local Babergh District Council Contact - 0300 123 4000
- Council Tax Band – D
- Energy Performance Rating – tbc
- Ultrafast broadband available via County Broadband and Gigaclear (www.ofcom.org.uk)
- 5G mobile phone coverage via EE, O2, Vodafone and Three (www.ofcom.org.uk)





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EPC graph pending.....