



Drury Close  
Onehouse, IP14 1FS  
£415,000 Freehold

**MaxwellBrown**

Independent Property Agents

Built in 2022 by Hopkins Homes this superb detached house, accessed via a private shingled driveway, has been beautifully decorated by the present owner and is fitted to a high specification with the benefit of 7 years remaining NHBC guarantee. The property has many features including double glazed window with fitted shutter blinds to the front, moulded coved cornicing throughout, fitted kitchen and matching utility room, luxurious bath and ensuite shower rooms, gas central heating, 2 good sized reception rooms and impressive entrance hall, single garage and parking for 2 further cars and delightful landscaped, enclosed, secluded south facing rear garden. A superior family house which must be viewed.



**Part glazed door to:**

**Entrance hall:**

Central staircase to first floor, coved ceiling, radiator, smoke detector, built-in storage cupboard, doors to:

**Cloakroom:**

Fitted with white low level WC, pedestal wash basin with plunge plug and mixer tap, 1/2 panelled walls, radiator, extractor fan, sealed unit double glazed sash window to front with fitted shutter blinds, oak effect herringbone LVT floor.

**Dining Room:**

Feature Granite fireplace with electric wood burner effect fire, sealed unit double glazed sash window to front with fitted shutter blinds, radiator, 1/2 panelled walls, coved ceiling.

**Lounge:**

Panelled feature wall, attractive fireplace with coal effect gas fire and Granite hearth, coved ceiling, television point, 2 radiators, sealed unit double glazed window to side and French doors to rear garden.

**Kitchen:**

Fitted with pastel green base and cream wall units comprising stone effect worktops with inset 1<sup>1/2</sup> bowl stainless steel sink unit with mixer tap, cupboards and drawers under, plumbing for dishwasher, Neff double oven, gas hob and extractor hood, tiled splashbacks, radiator, tall unit housing integrated fridge/freezer, ceramic tiled floor, tiled splashbacks, sealed unit double glazed window to rear, coved ceiling, large built-in under stairs storage cupboard. Door to:

**Utility Room:**

Fitted with units to match kitchen with worktop incorporating stainless steel sink unit with cupboards and space under, plumbing for washing machine, cupboard housing Ideal gas fired boiler supplying hot water and central heating, coved ceiling, ceramic floor and tiled splash backs. Sealed unit part glazed door to outside.

**First floor: Landing:**

Access to loft space, coved ceiling, radiator, airing cupboard with hot water tank. Doors to:

**Master bedroom:**

With double and single built-in wardrobes, 2 radiators, television point, 3 sash windows to front with fitted shutter blinds, 1/2 panelled feature wall, coved ceiling, 2nd door returning to landing. (Custom designed to create large master suite. The room can be returned to 2 bedrooms as per original design if buyer requires) Door to:

**Ensuite Shower room:**

Fitted with white suite comprising double walk-in tiled shower cubicle with glass screen, thermostatic hand held and rain head shower, low level WC pedestal wash basin with plunge plug and mixer tap, ceramic tiled floor, tiled splashbacks, radiator, extractor fan and sealed unit double glazed window to side.

**Bedroom 2:**

Single built-in wardrobe, coved ceiling, radiator, television point, sealed unit double glazed window to rear.

**Bedroom 3:**

Double built-in wardrobe, radiator, coved ceiling and sealed unit double glazed window to rear.

**Family Bathroom:**

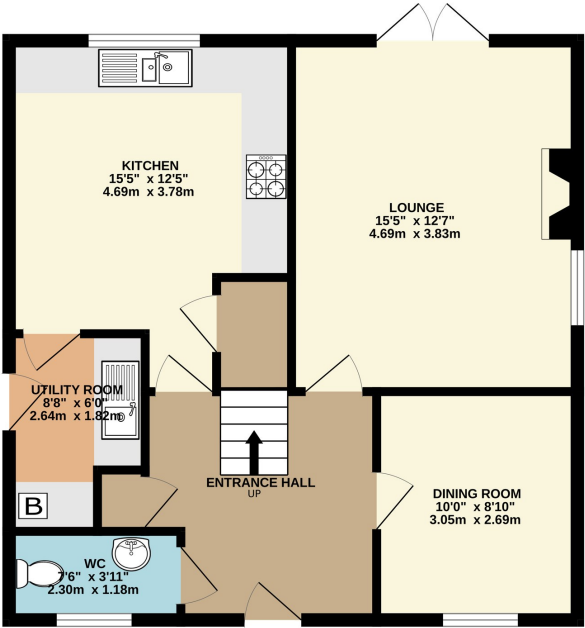
Fitted white suite comprising panelled bath with shower mixer tap, side shower screen and thermostatic shower over, pedestal wash basin with plunge plug and mixer tap, radiator, 3/4 tiled walls and ceramic tiled floor, extractor fan and sealed unit double glazed window to rear.

**Outside:**

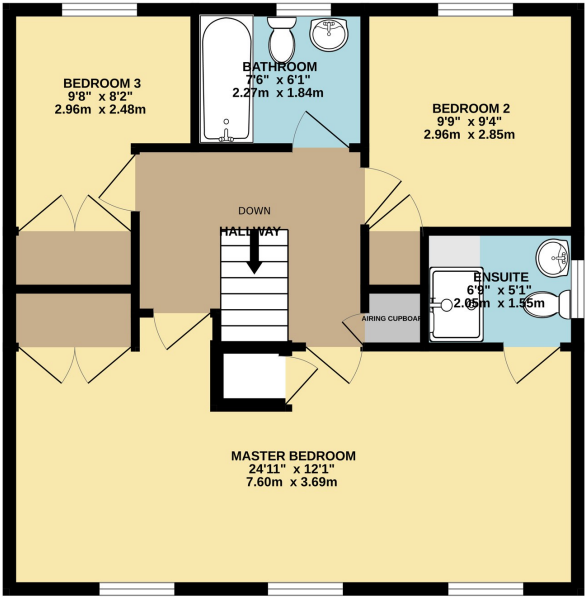
The property front a private shingled roadway with small open planned front garden laid to lawn. Private driveway with space to park 2 cars leading to the large single garage with power, light, eaves storage space and personal door to garden. Side pedestrian gate from the driveway also leads to the beautifully landscaped south facing rear garden laid to Indian sandstone patio areas, large pergola, raised brick border and lawned area. The garden is enclosed by close boarded fencing and offers a high degree of seclusion.



GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Services:

We understand from the vendors that all main services are connected to the property. It is also understood that the property benefits from the remaining 7 years NHBC guarantee and there is a service charge levied on the house for maintenance of the communal areas within the development currently approximately £140pa.

Council tax:

Band E Mid Suffolk District Council

Broadband:

Maximum download speed

Standard 13 Mbps

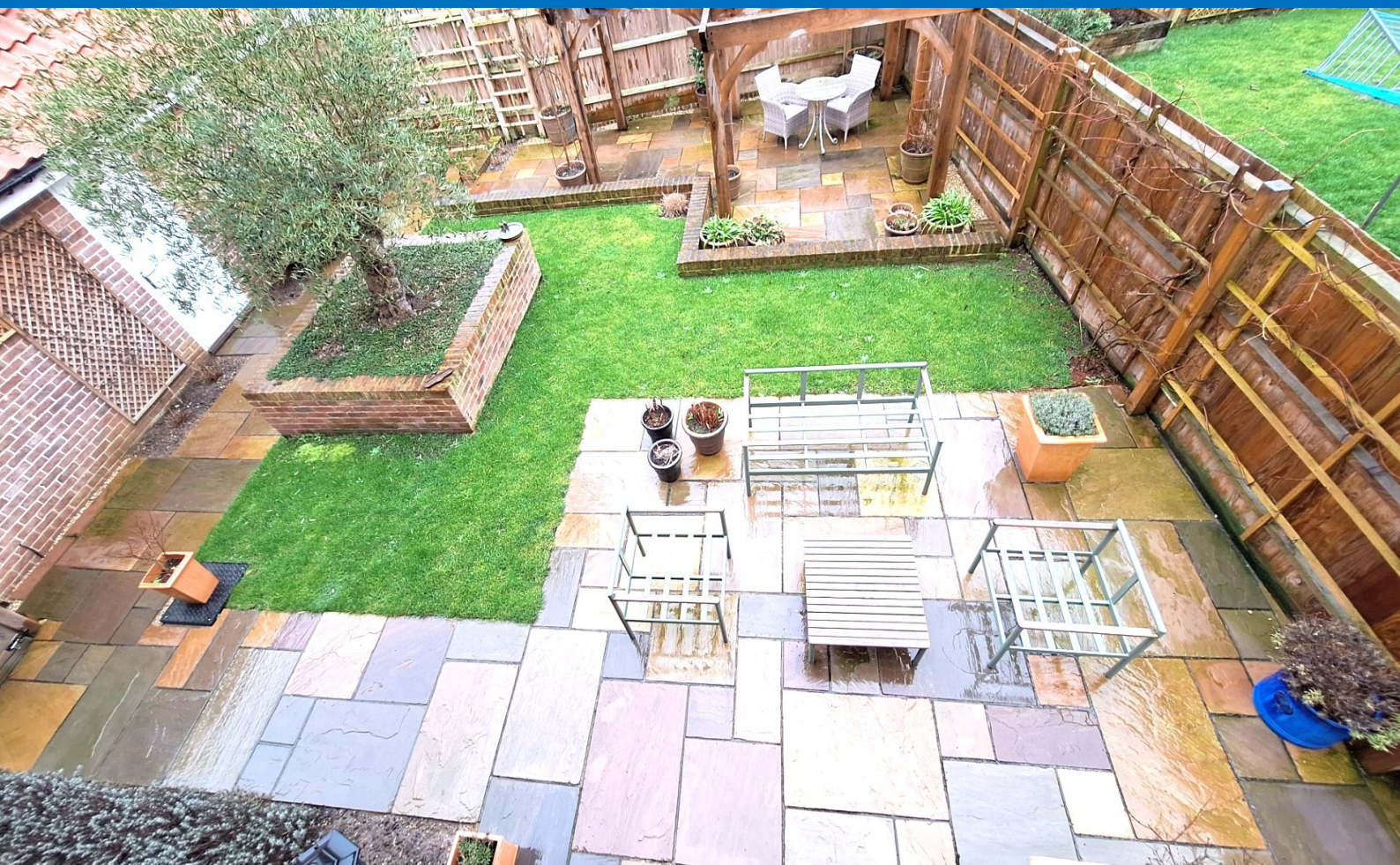
Superfast 42 Mbps

Ultrafast 1800Mbps

Information source Ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

