



**Connells**

Glanville Duke Street  
Hintlesham Ipswich



### Property Description

Situated within the desirable village of Hintlesham this beautifully presented three-bedroom detached property offers spacious and contemporary accommodation perfectly suited to modern family living. The property welcomes you with an inviting entrance hall leading through to the impressive open-plan living space. The luxurious fitted kitchen/dining area forms the heart of the home, featuring high-quality units, ample work surfaces & integrated appliances, making it ideal for both everyday living and entertaining guests. The ground floor further benefits from a convenient cloakroom and a well-proportioned living room filled with natural light and stunning far-reaching countryside views. The first floor offers three generous double bedrooms, complete with en-suite to the primary and a stylish family bathroom. Externally, the property continues to impress with off-road parking for multiple vehicles behind private gates, detached garage and a well presented peaceful rear garden perfect for alfresco dining with attractive countryside views.

Hintlesham is a highly regarded Suffolk village known for its attractive countryside surroundings, historic character, and strong sense of community. Conveniently positioned within easy reach of Ipswich, the village offers a peaceful rural lifestyle while still benefiting from excellent transport connections and nearby amenities. Nearby road links provide convenient access to the A14, connecting to Ipswich, Bury St Edmunds and beyond.

### Entrance Porch

Accessed via composite door with further entrance door giving access to:

### Entrance Hall

Stairs with Glass insets rising to the first floor with full length double glazed window to side, under stairs cupboard with electric box, solar

panel generation meter and alarm keypad.

### Cloakroom

Comprises of a close coupled low-level w/c, vanity wash hand basin and extractor fan.

### Kitchen/Dining Room

A Luxury kitchen which comprises of a open plan style with matching wall and base level units and corian work tops, a stainless steel 1 1/2 bowl sink and drainage unit with chrome mixer taps, integrated appliances include Neff oven and microwave, dishwasher, washing machine, fridge freezer, water softener, neff flooring, induction hob inset in kitchen Island with breakfast bar including wine cooler, tiled floor throughout with under floor heating which leads into the dining area with a double glazed door to side and bi-fold doors to the rear aspect.

### Living Room

Double glazed bi-fold doors to rear opening onto the rear garden with countryside views and a modern feature wood burning stove with tiled flooring.

### First Floor Accommodation

Side full length feature window off stair case.

### Landing

With airing cupboard and further double glazed window to front.

### Bedroom One

Double aspect double glazed windows to rear and side giving far reaching views to the countryside, three door sliding built-in wardrobes, TV point and radiator.

### En-Suite

Double glazed window to side and comprises of shower cubicle, close coupled low-level w/c, vanity wash hand basin, extractor fan and under floor heating and chrome towel rail.

### Bedroom Two

Double glazed window to rear, fitted wardrobes, tv point and countryside views.

### Bedroom Three

Double glazed window to front, radiator, loft access with pull down ladder which is partly boarded and houses the gas Boiler.

### Bathroom

Double glazed window to side and comprises of a four piece bathroom suite, close coupled low-level w/c, panel bath vanity wash hand basin, shower cubicle, chrome towel rail, LED bathroom mirror with demister and spotlights.

### Outside

#### Front Garden

The property is set back well from the road and is accessed via five bar electric sliding gates onto the gravel parking area for several vehicles, lawned area and access to the single roof garage which has an electric door and loft storage and there is side access to the rear garden.

#### Rear Garden

The rear garden is well presented and consists of a patio area perfect for alfresco dining, fencing to boundaries and the remainder is mainly laid to lawn.

There is a modern outside purpose built Office with power and light, electric heater and Internet access, there is also a timber

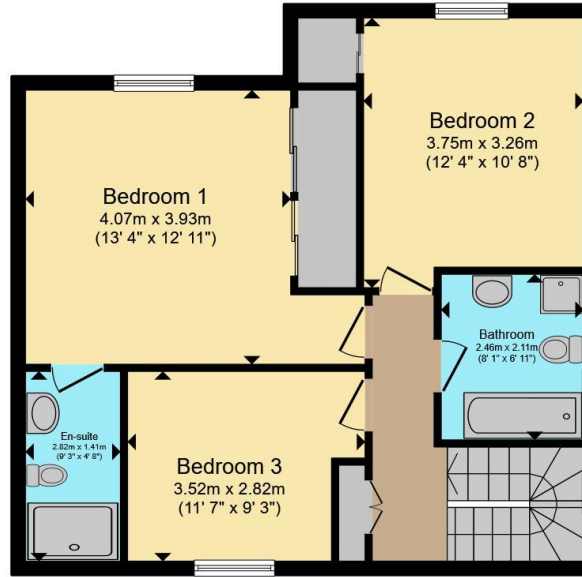
storage shed, log store and decking area.

There are solar panels used for water heating and the property itself has far reaching countryside views to rear.





**Ground Floor**



**First Floor**

Total floor area 127.4 m<sup>2</sup> (1,371 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: E

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Tenure: Freehold



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Property Ref: ICH313148 - 0005