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Est. 1991  
**FOR SALE**  
01473 823456  
www.frostandpartners.co.uk

Plot 1 The Vista, Aldham Road, Hadleigh

Ipswich, IP7 6BS

Guide Price £800,000

An impressive and spacious newly built four bedroom detached house, which has been finished to a very high standard, with an open plan kitchen/dining/family room, sitting room, study, utility room, ground floor cloakroom, first floor family bathroom and two luxury en-suite shower rooms, together with off road parking for several vehicles, generous landscaped gardens to the rear and stunning countryside views. All located in the popular market town of Hadleigh.

The property benefits from underfloor heating throughout the ground floor and the bathrooms, private drainage, an Air Source Heat Pump, cabling for CCTV and alarm, electric car charger point and and a 10 year NHBC warranty.

As you enter the property, there is a hallway with windows to the front, half-turn staircase rising to the first floor and doors to the open plan kitchen/dining/family room, cloakroom and sitting room, which has dual aspect windows to the front and side. The open plan kitchen/dining/family room has dual aspect windows to the front and side, French doors to the side and further French doors to rear overlooking and leading out to the gardens. The kitchen itself comprises a stainless steel sink unit inset into a range or high quality work surfaces with cupboards and drawers below, matching wall mounted cupboards, central island with storage drawers below, integrated double oven, four burner induction hob with extractor above and with doors to the study and utility room.



The utility room has a fully glazed door leading out to the side and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards below, matching wall mounted cupboards, full height integrated fridge and separate full height freezer and space for appliances.

On the first floor, there is a spacious landing with a window to the front, Velux roof light to the rear, built-in storage cupboard and doors to the bedrooms and family bathroom. Bedroom 1 has French doors to the rear leading onto a balcony with a glass balustrade and offering far reaching views over the surrounding countryside and a door to a luxury en-suite shower room. Bedroom 2 has a window to the front and also has a door to a luxury en-suite shower room. Bedroom 3 has a window to the front and bedroom 4 has a window to the rear offering views over the surrounding countryside. The family bathroom has a window to the rear and a luxury white suite comprising a low level wc, wash basin with storage below and a panelled bath with a shower attachment above.

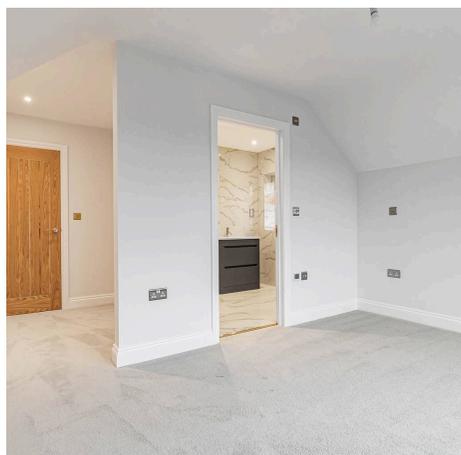
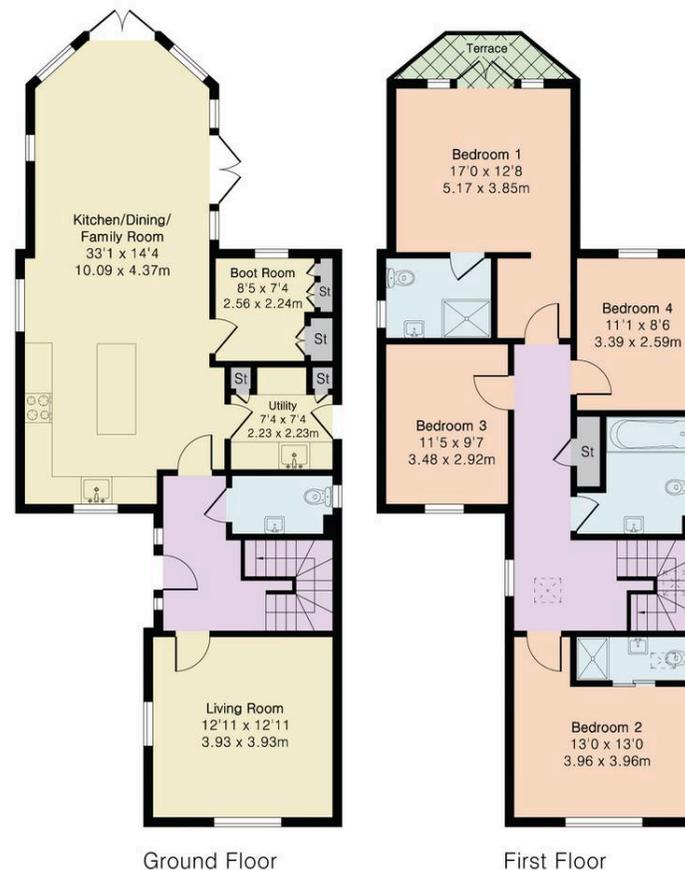
Outside, to the front there is a driveway enclosed by brick walling and an electric sliding gate, which provides off road parking for several vehicles. There are generous landscaped gardens to the rear, which are laid mainly to lawn with a porcelain tiled patio and an attractive pathway leading to a set of central steps leading down to a further lawned area. All bounded by a mixture of fencing and hedging and offering stunning views over the surrounding countryside.

Council Tax band: TBD Tenure: Freehold

### Approximate Gross Internal Area 1679 sq ft - 156 sq m

Ground Floor Area 851 sq ft – 79 sq m

First Floor Area 828 sq ft – 77 sq m



# FROST

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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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