



Prestige House
Kettlebaston, Suffolk

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Prestige House, Kettlebaston, Suffolk, IP7 7QA

Kettlebaston is a hidden gem of a village standing between the famous wool town of Lavenham 5 miles and Hitcham 2 miles, both providing a range of shops, restaurants, public houses and other facilities. There is a strong community spirit, wonderful countryside walks and a commuter rail link and access to the A14 in Stowmarket 8½ miles. Ipswich is 17½ miles and Hadleigh.

Occupying an elevated setting adjacent to the parish church and rolling farmland is a three-bedroom (one en-suite) detached modern home, a rare opportunity to the open market within the picturesque village of Kettlebaston. Completed to a high standard, the property offers an accommodation schedule of approximately 1,600 sq ft and is set behind a traditional exterior with materials including a redbrick finish, smooth rendering, black weatherboarding and a combination of both clay tiles and slate roofing. Designed with a clear emphasis on bright, open spaces and high-quality materials, the property further benefits from an oak topped, part-vaulted open plan kitchen/dining room with bi-folding doors, underfloor heating and LED spotlights, in addition to a dual aspect sitting room with exposed redbrick fireplace. Conveniently located for the nearby villages of Lavenham, Monks Eleigh and Bildeston, the property retains convenience to local amenities whilst embracing quiet, countryside living amongst a cluster of individual properties. Further benefits to the property include ample private parking, a wicker fence border to side, rear gardens and expansive views over the surrounding landscape.

A detached modern home occupying an elevated setting opposite open farmland within this picturesque Suffolk village.

Traditional style panel clad security door opening to:

ENTRANCE HALL: 9' 3" x 6' 8" (2.83m x 2.04m) With oak staircase rising to first-floor, LVT flooring with underfloor heating and LED spotlights. Panel glazed oak double doors opening to:

SITTING ROOM: 22' 8" x 21' 0" (6.93m x 6.42m) A bright, dual aspect principle reception room with timber framed double-glazed casement windows to front and rear, double-glazed patio doors to rear opening to the Indian sandstone terrace and gardens beyond. The focal point is a central brick fireplace with stone tiled hearth and oak mantle over. LED spotlights, underfloor heating throughout and individual thermostatic room control.

KITCHEN/DINING ROOM: 18' 9" x 8' 9" (5.74m x 2.69m) and **12' 2" x 10' 7"** (3.72m x 3.25m) A distinctive, open plan kitchen/dining room afforded a dual aspect with two traditional style, timber framed casement

double-glazed windows to front and bi-folding doors to rear with pitched glass screen roofline affording views over the rear gardens. Fitted with a matching range of soft-close grained effect base and wall units with oak preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap above and appliances including a Rangemaster double-oven with five-ring hob over and Rangemaster extraction above, fridge, freezer and dishwasher. LVT flooring with underfloor heating throughout, LED spotlights and door to useful under stair storage recess. Oak door to:

UTILITY ROOM: 6' 11" x 6' 3" (2.12m x 1.91m) Fitted with a matching range of grained effect base and wall units with oak worktops over and upstands above. Ceramic butler sink unit with mixer tap above and casement window to side. LVT flooring with underfloor heating throughout, pitched roofline with LED spotlights and door to outside.

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CLOAKROOM: 7' 8" x 6' 4" (2.34m x 1.94m) Fitted with RAK Ceramics WC, wash handbasin within a gloss fronted base units and exposed oak timber work.

First floor

LANDING: Spanning the width of the property with Velux skylight window to rear, hatch to loft and LED spotlights. Door to linen cupboard housing pressurised water cylinder. Door to:

MASTER BEDROOM: 17' 7" x 10' 7" (5.36m x 3.25m) With timber framed double-glazed casement windows to front and rear affording outstanding views to the front elevation and views over the parish church to rear.

EN-SUITE SHOWER ROOM: 6' 9" x 6' 7" (2.08m x 2.02m) Principally tiled and fitted with RAK Ceramics WC, wash handbasin within a gloss fronted base unit with touchscreen mirror above and separately screened double-width shower unit with both mounted and hand-held chrome shower attachments. Wall-mounted heated towel rail and Velux window to front.

BEDROOM 2: 14' 2" x 9' 3" (4.33m x 2.83m) With casement window to rear overlooking the gardens and parish church beyond.

BEDROOM 3: 12' 3" x 10' 5" (3.74m x 3.20m) With casement window to rear overlooking gardens and parish church beyond. LED spotlights and hatch to loft.

FAMILY BATHROOM: 7' 9" x 6' 10" (2.37m x 2.09m) Principally tiled and fitted with RAK Ceramics WC, wash handbasin within a gloss fronted unit with touchscreen mirror above and bath with tiled surround. Wall-mounted heated towel rail, LED spotlights and casement window to front.

Outside

The property is approached via Indian sandstone steps leading into a walkway that surrounds the property with direct access to the parking area. A pressed shingled parking area, for in excess of six vehicles, is bordered by lawned gardens to front and rear, wicker fence line border and outstanding aspect over the parish church. External lighting, power point supplies and a private rear terrace all further benefit this new home of impressive standing.

SERVICES: Mains water and electricity are connected. Private drainage. Air-source heat pump **NOTE:** None of these services have been tested by the agent.

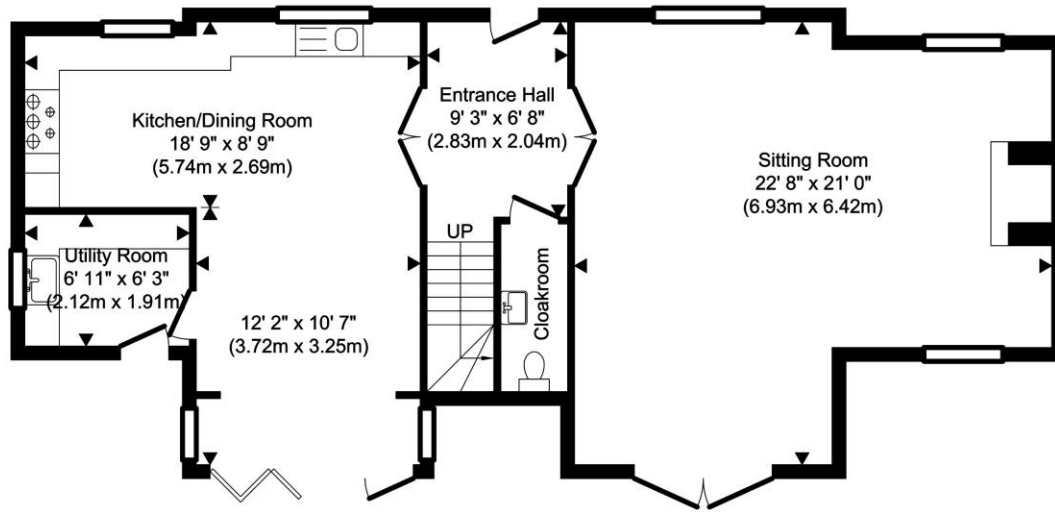
EPC RATING: Band B. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

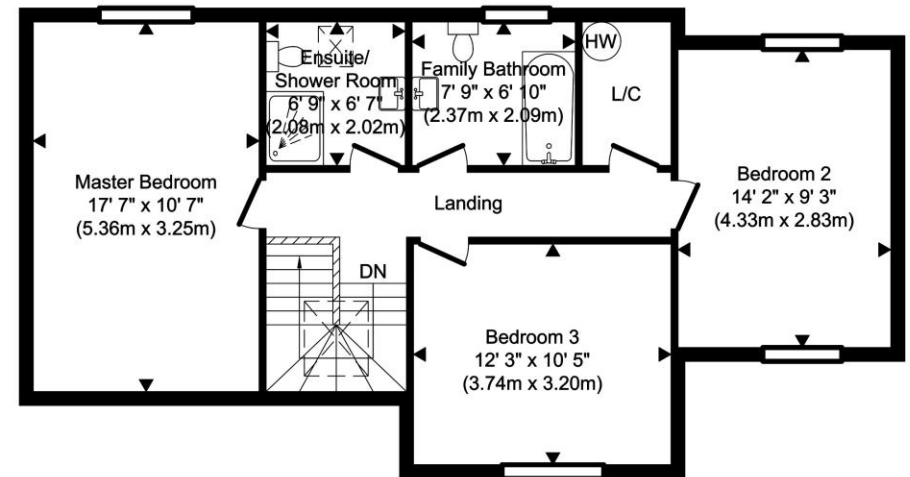
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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Ground Floor
Approximate Floor Area
881.13 sq. ft.
(81.86 sq. m)



First Floor
Approximate Floor Area
725.16 sq. ft.
(67.37 sq. m)

TOTAL APPROX. FLOOR AREA 1606.29 SQ.FT. (149.23 SQ.M.)

