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PROPERTIES

Selling Properties the Wright Way



9 Parham Close

Hintlesham, Ipswich, IP8 3GP

Guide price £535,000



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Description

A superbly presented three bedroomed detached house, beautifully built by award winning builders, Landex New Homes, situated in a popular location backing on to farmland and within easy driving distance of the County town of Ipswich or the quaint market town of Hadleigh.

The property was built to an extremely high standard, benefiting from a 10 year LABC structural warranty. The home benefits from underfloor heating to the ground floor and radiators to the first floor with the heating supplied by a high efficient Samsung Air source heat pump. The current owner has added a number of special features to the house which include a smart pergola with electric sides, tilt and turn roof with led lighting and heater, a brick built garden kitchen, full boarding in the loft and shelving in both cupboards on the ground floor creating a larger and ideal shoe storage.

Location

The property is situated on the outskirts of this pretty village of Hintlesham which is five miles west of the town centre of Ipswich, the County Town of Suffolk. The village is famous for its Grade One mansion, Hintlesham Hall, once owned by renowned chef Robert Carrier and now is a Hotel and Spa and 18 hole Golf Club. The quaint market town of Hadleigh is easily accessible just four miles and offers a flourishing shopping high street a number of well run sports clubs and amenities.

Entrance Hall

Entrance door to hall. stairs to the first floor with understairs shoe and storage cupboard, further shelved larder cupboard and tiled floor.

Cloakroom

Aluminium window to side, low level wc, wash hand basin with Roper Rhodes vanity unit below, heated towel rail and floor to ceiling tiles.

Sitting Room

15'3" x 13'10"

Aluminium window to rear. Fireplace with oak mantle and granite hearth and log burning stove. quality fitted carpets.

Kitchen/dining room

22'9" x 13'6" (6.93m x 4.11m)

Aluminium window to front, comprehensively fitted with Quartz work surfaces and fitted units with integrated appliances including Neff oven, hob and extractor. Integrated A rated fridge freezer, dishwasher and washing machine. Matching eye level units with built in Neff microwave. Tiled floor, double glazed side door, Bifold sliding doors to rear garden.

Landing

Built in airing cupboard and built in store cupboard. quality fitted carpets. Loft and radiator.

Bedroom One

16'8" x 12'10" (5.08m x 3.91m)

Aluminium window to rear, fitted wardrobes, quality fitted carpets radiator, door to en-suite,

En-suite

9'4" x 4'11" (2.84m x 1.50m)

Aluminium window to side, fully tiled shower cubicle with Aqualisa shower, low level wc and wash hand basin with Roper Rhodes vanity unit below. heated towel rail and floor to ceiling tiles. radiator.

Tel: 01394 446483

Bedroom Two

11'9 x 11 (3.58m x 3.35m)

Aluminium window to rear. fitted wardrobes to one wall, quality fitted carpets and radiator.

Bedroom Three

11'2" x 9'5" (3.40m x 2.87m)

Aluminium window to front. quality fitted carpets and radiator.

Bathroom

8'4" x 6'6" (2.54m x 1.98m)

Aluminium window to front, panelled bath with Aqualisa shower over, low level wc, wash hand basin with Roper Rhodes vanity unit below, heated towel rail and floor to ceiling tiles.

Outside and Gardens

The front is lawned with a small hedge to the front. A Brindle block paving driveways leads to a garage (22'10 x 10'4) with electric up and over door and the loft has been fully boarded with a loft ladder. Side access to the rear garden with an extended patio and path to the rear of the garage with a further patio with brick built outside kitchen. To the rear of the kitchen there is a smart pergola (11'1 x 11'1) with

electric sides, tilt and turn roof, with led lighting and heater. Beyond is a lawned garden with a central water feature backing onto farmland.

Agents Notes

We understand mains electric, water and drainage are connected to the property.

Tenure: Freehold

EPC: Band B

Council Tax: Band E

Local Authority: Babergh District Council.



Road Map



Hybrid Map



Terrain Map



Floor Plan

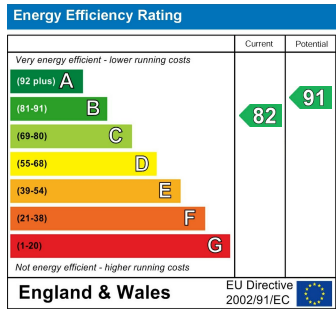


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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