



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## High Trees Hadleigh Road

Elmsett, Ipswich, IP7 6NG

**Guide price £850,000**



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## Description

A brand new detached house, cleverly designed to enjoy views over its own grounds approaching 3.75 acres. The property has just been completed and offers open plan living with a spacious reception hall and an impressive kitchen/dining room and family room with bifold doors opening out onto a large rear terrace. It still benefits from a sitting room, study, utility room and two cloakrooms. The first floor compliments the ground with a galleried landing overlooking the hall, three large bedrooms, a large ensuite and bathroom. The house benefits from under floor heating to the ground floor and an attractive staircase with oak plinths newel post, hand rail and glass balustrade.

The gardens and grounds surrounding the property approaching 3.75 acres and would ideally suit the equestrian enthusiast, being already fenced.

## Location

Elmsett is a small village with its own community shop and The Rose and Crown Public House. Hadleigh is the closest Town, four miles south west, with a full range of amenities. Whilst the County Town of Ipswich is just six miles East, with numerous shops and recreational facilities and the rejuvenated waterfront with the marina, bars and restaurants. For the commuter Ipswich has a main line rail service to London's Liverpool Street, journey time just over the hour.

## Entrance hall

13'04 x 11'07 (4.06m x 3.53m)

Double glazed windows and door to front, vaulted ceiling, underfloor heating, oak staircase and doors to ground floor accommodation.

## Cloakroom

Low level wc, wall mounted wash basin and underfloor heating.

## Kitchen/dining/family room

26'04 x 21'02 (8.03m x 6.45m)

Double glazed windows to side and rear, two sets of double glazed doors to rear, matching grey gloss kitchen units with granite worktops above, space for an American fridge/freezer and integrated double Neff ovens. A large matching central island has further grey gloss units with granite worktops above and inset sink, integrated dishwasher and space for bar stools.

## Sitting room

22'05 x 12'03 (6.83m x 3.73m)

Double glazed windows to front and bi-folding doors to rear and under floor heating.

## Study

8'10 x 8'05 (2.69m x 2.57m)

Double glazed window to front and underfloor heating.

## Cloakroom

Double glazed window to rear, low level wc and wall mounted wash basin.

## Utility

13'04 x 7'0 (4.06m x 2.13m)

Double glazed windows to front and side, double glazed door to rear, kitchen units with worktops above and stainless steel sink, plumbing for washing machine and tumble dryer. Double cupboard housing the boiler and central heating manifolds.

## First floor landing

11'07 x 8'10 (3.53m x 2.69m)

Galleried landing, carpet flooring, radiator and doors to first floor rooms.

## Bedroom one

16'04 x 12'04 (4.98m x 3.76m)

Double glazed window to rear and side, radiator and carpet flooring.

### Ensuite

12'04 x 5'08 (3.76m x 1.73m)

Double glazed window to side, walk in shower cubicle, vanity unit with sink, low level wc, illuminated mirror, heated towel rail and tiled floor.

### Bedroom two

12'08 x 11 (3.86m x 3.35m)

Double glazed window to front, radiator and carpet flooring.

### Bedroom three

12'08 x 11 (3.86m x 3.35m)

Double glazed window to rear, radiator and carpet flooring,

### Bathroom

11'08 x 6'11 (3.56m x 2.11m)

Doble glazed window to rear, walk in shower, panelled bath, vanity unit with sink, low level wc, heated towel rail and tiled floor.

### Outside and gardens

High trees is approached by its own sweeping shingle driveway with secure entry gates and intercom system. To the front of the property is a pond, detached workshop measuring 21' x 14' and a

detached double garage measuring 21' x 19'05 opening onto a further 13'02 x 13'02 providing ample storage space and benefits from units with worktops above and a sink with hot water. There is power, lighting and electric roller doors. The lawn runs from the left side of the house to the rear and enjoys a large patio area which runs across the whole rear of the house. Beyond this is a paddock ideal for horses or any recreational pursuit. In all grounds approaching 3.75 acres.

### Services

We understand the property is connected to mains electric, water and drainage. A pumping station pumps the drainage to the main drains.

Tenure: Freehold

EPC rating: Band B

Council tax band: Tbc



## Road Map



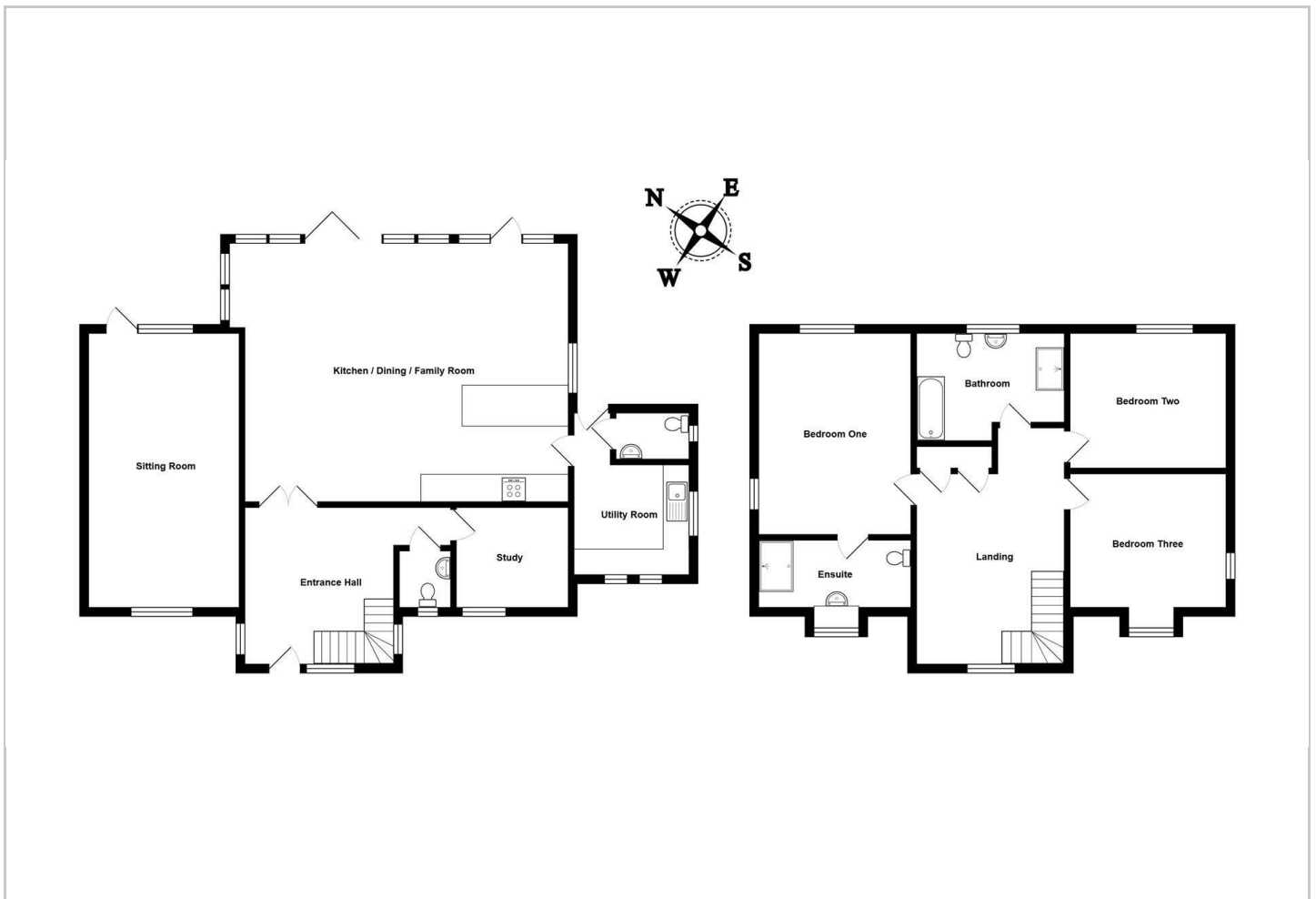
## Hybrid Map



## Terrain Map



## Floor Plan

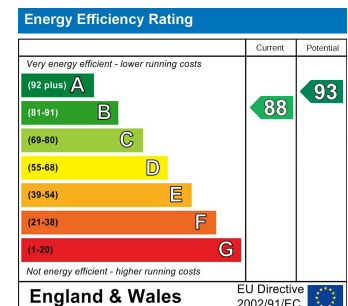


## Viewing

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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