



Owls Green, Dennington



A superbly designed, energy-efficient detached home with an outstanding EPC A rating situated in the quiet hamlet of Owls Green. Designed with both style and sustainability in mind, this impressive eco-friendly property features an air source heat pump with underfloor heating throughout, a reed-bed water treatment plant, roof mounted solar panels, electric car charging point and generous parking for numerous vehicles. Outside, the large rear garden provides an exceptional private space for relaxing, entertaining and enjoying the surrounding countryside.

LOCATION Owls Green enjoys a peaceful rural setting conveniently positioned approximately equidistant between the sought-after villages of Dennington and Laxfield which provide a range of everyday amenities, including village shop, pubs and community facilities. The nearby market town of Framlingham (5 miles) provides a broader selection of independent shops, cafés, restaurants and essential services plus private and state schools. The Suffolk Heritage Coast and popular coastal destinations are within easy reach. Mainline trains run from either Ipswich or Diss and give a direct link to London Liverpool Street.



SWIFTS - INTERIOR Through a colour coordinated olive composite entrance door, you enter into a light and spacious hallway with hanging space for coats, shoe rack and a floor to ceiling window to the side. To the left is the generous Sitting Room which is extremely light and airy having French doors to the front and bifold doors to the rear with ceramic tiled floor and underfloor heating, which features throughout the property. At the end of the Entrance Hall is a spacious cloakroom comprising wc and wash hand basin in a vanity unit. There is space for shelving and, if required, is large enough to convert to a wet room (stpp). A handy store cupboard under the stairwell provides ample room for ironing board, vacuum cleaner etc. To the right of the hallway is the Kitchen/Dining Room. The Dining Area has space for a good size table and chairs and bifold doors leading out to the front, a small opaque door giving side access. The Kitchen has a range of white wall and base units with wood effect worktop which runs into the breakfast bar. Ceramic one and a half bowl sink with mixer taps and a small window over, integrated dishwasher, ceramic hob with splashback and extractor above. The breakfast bar provides seating for three people. The eye level oven and microwave have been built into a floor to ceiling wall unit on the opposite side. Bifold doors lead out to the rear garden. A door off the Kitchen gives access to the Utility Room which has matching wall and base units, shelving, worktops over with a round sink, drainer and mixer taps with space for a washing machine. A half-glazed door leads out to the garden.

From the hallway, wooden stairs lead to a spacious landing with Velux windows and a window overlooking the front with field views beyond. The Main Bedroom has a window to the front, again with far reaching field views and a door leads into an En Suite Shower Room with large walk-in shower, close coupled wc and wash hand basin in a vanity unit with window over and a heated towel rail. There are three further double bedrooms, of which two overlook the rear garden and one overlooking the front. The Family Bathroom comprises a bath with rain shower and handheld shower, wc and wash hand basin in a vanity unit, heated towel rail and Velux windows.



SWIFTS - To the front is a generous shingle driveway with a pretty water feature and pear tree, there is parking for numerous vehicles and electric car charging. The rear garden is low maintenance mainly laid to shingle with plenty of seating areas for entertaining overlooking the large pond and reed bed. There is a large shed and a gate leading to the front.

TENURE - The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY - East Suffolk District Council

Tax Band: E

EPC: A

Postcode: IP13 8BY

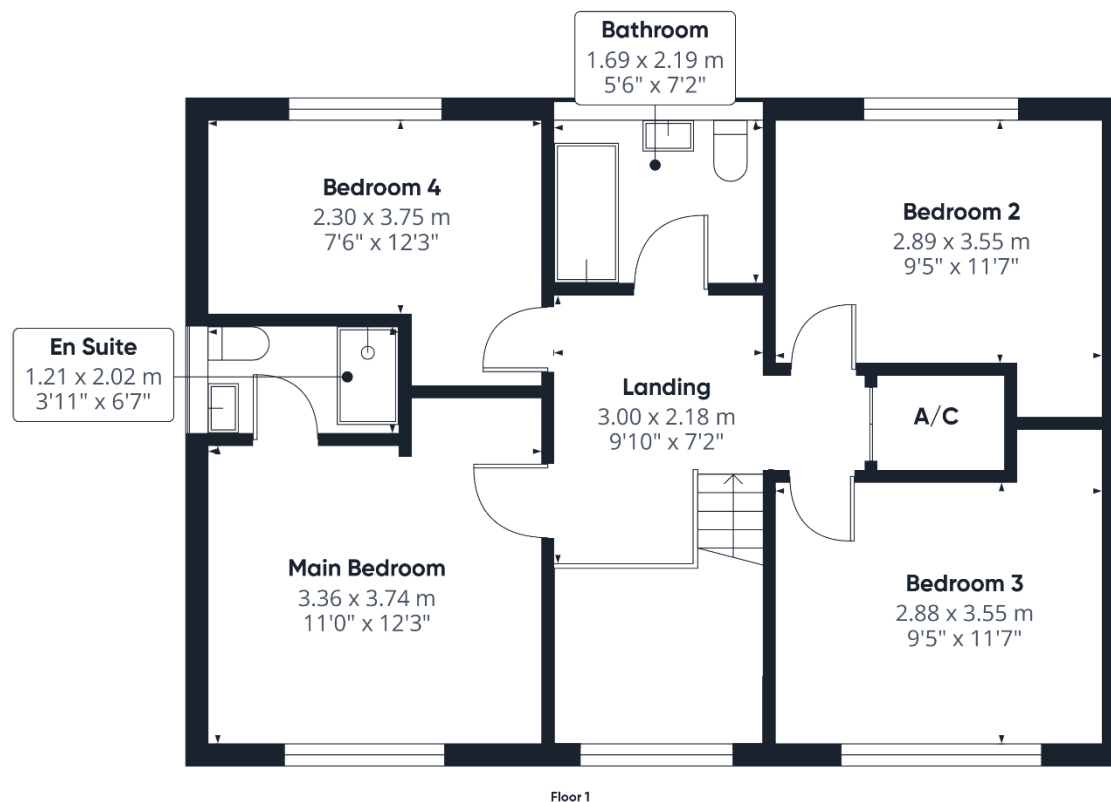
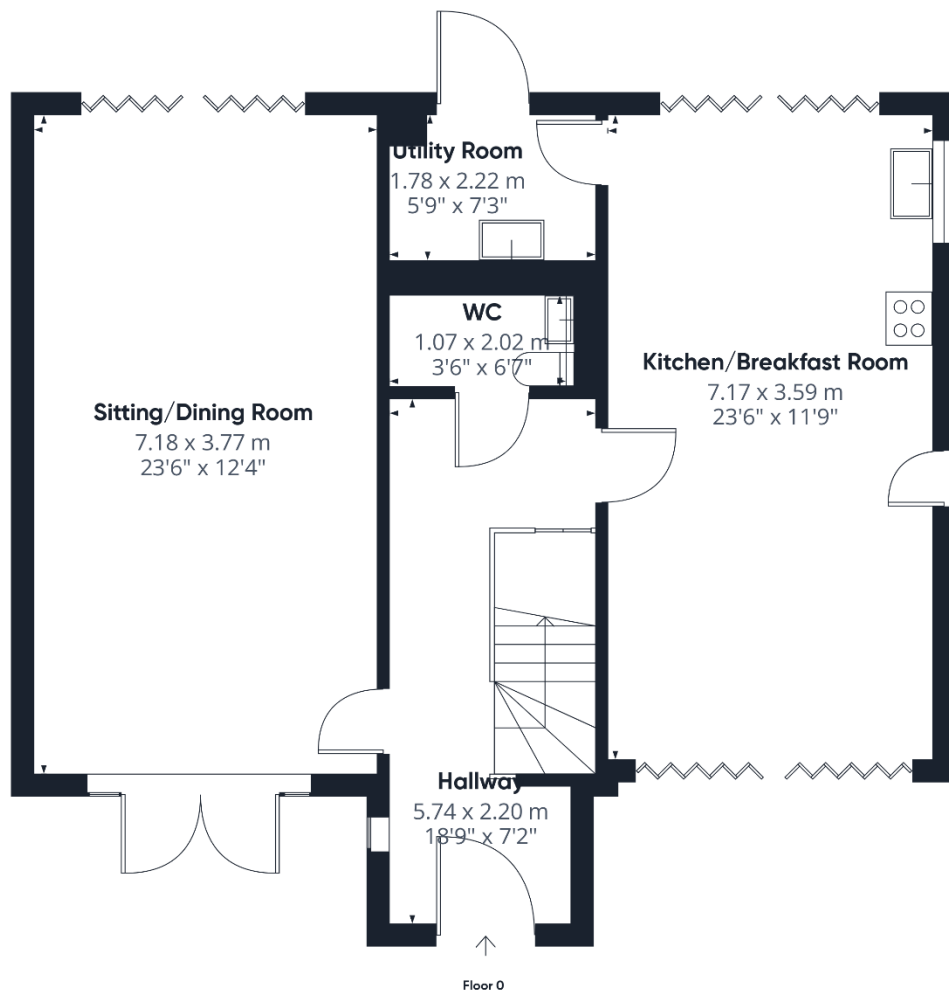
SERVICES Air source heat pump supplying underfloor heating throughout the property, treatment plant, solar panels, mains electricity and water.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing







Approximate total area^m
135 m²
1453 ft²

Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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