Charles Wright
PROPERTIES

Selling Properties the Wright Way



Highlands

Parham, Woodbridge, IP13 9LZ

Guide price £685,000

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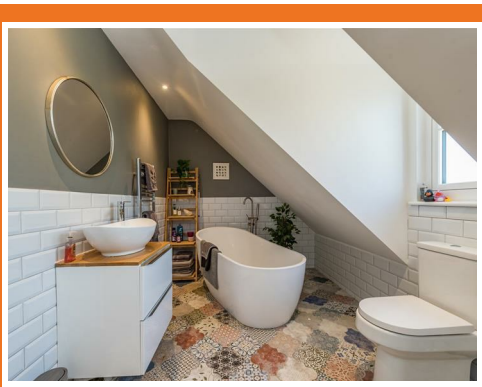


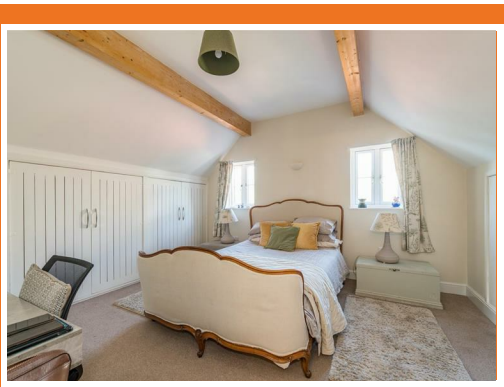
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Description

Highfields is a beautiful detached family home built in 2019 by the current owners to a high specification. The property offers spacious accommodation of approximately 2,600 sq. ft. with an inviting entrance hall, downstairs cloakroom, a double aspect sitting room with French doors leading to the rear terrace, a cosy snug room, an impressive kitchen/breakfast/family room with large central island, ample space for seating and dining with the benefit of a vaulted ceiling creating an airy feel and log burning stove on the ground floor. Upstairs there are four double bedrooms. two ensuites, a dressing room and family bathroom. The front aspect from the first floor enjoys views across the valley back toward St. Mary's church.

Location

The village of Parham is between Framlingham and Wickham Market. Framlingham is perhaps best known for its historic castle and highly regarded public school, Framlingham College. The town offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre, Sir Robert Hitcham's Primary School and Thomas Mills High School.

Entrance hall

Double glazed door to front, stair flight, radiator and tiled flooring.

Sitting room

21'09 x 24'08 into bay (6.63m x 7.52m into bay)

Double glazed bay window to front and double doors to garden, two radiators and oak flooring.

Kitchen/breakfast/family room

20'11 x 12'09 (6.38m x 3.89m)

Double glazed windows and double doors to side and rear, vaulted ceiling with oak beam, matching oak fronted eye level and base units with granite worktops above, matching central island with inset stainless steel sink, integrated dishwasher, integrated fridge/freezer, integrated double ovens and gas hob, walk in pantry cupboard, access to utility behind kitchen unit door, radiators, log burner and limestone flooring.

Utility room

9'06 x 6 (2.90m x 1.83m)

Double glazed window and door to side, oak fronted units with oak worktops above, oak shelving and stainless steel sink, plumbing for washing machine and tumble dryer, space for under counter fridge and freezer, wall mounted gas fired boiler and limestone flooring.

Snug

13'02 x 10'5 (4.01m x 3.18m)

Double glazed bay window to front, radiator and oak flooring.

Cloakroom

6 x 3'3 (1.83m x 0.99m)

Low level wc, vanity unit with wash basin, radiator and tiled flooring.

First floor landing

Doors to first floor accommodation, loft hatch, airing cupboard, storage cupboard, radiator and carpet flooring.

Principal suite

18'03 x 10'01 (5.56m x 3.07m)

Double glazed dormer window to front and window to rear, radiator and carpet flooring.

Dressing room

9'06 x 9'02

Open fronted wardrobes with fitted shelving and hanging space.

Ensuite
8'01 x 9'05 (2.46m x 2.87m)
Double glazed dormer window to front, walk in shower cubicle, low level wc, vanity unit with wash basin, chrome heated towel rail and tiled flooring.

Bedroom two
13'08 x 12'10 (4.17m x 3.91m)
Double glazed window to rear, vaulted ceiling, fitted wardrobes, radiator and carpet flooring.

Bedroom three
19'9 x 13'01 (6.02m x 3.99m)
Double glazed window to front, fitted wardrobes, radiator and carpet flooring.

Bedroom four
14'06 x 10'06 (4.42m x 3.20m)
Double glazed window to front , radiator and carpet flooring.

Ensuite
10 x 5'06 (3.05m x 1.68m)
Double glazed window to front, low level wc, vanity unit with wash basin, bath with shower above, radiator and tiled flooring.

Bathroom
14'07 x 7'08 (4.45m x 2.34m)
Double glazed window to rear, freestanding bath, walk in shower, vanity with wash basin, low level wc, chrome heated towel rail and tiled flooring.

Outside and gardens
There is a gated entrance to the driveway providing off road parking for several vehicles and a double cart lodge with power and lighting.

The rear garden is beautifully landscaped with large decking and patio idea for al fresco dining, with a further separate decking terrace under a pergola within the top corner of the garden with views out towards the church. There are terraced beds with a variety of flowers and shrubs, interspersed by fruit trees with the remainder laid to lawn, all enclosed by fencing and hedging.

Services
We understand mains Gas, Electric and Water are connected at the property. There is a sewage treatment plant for the drainage.

Tenure: Freehold
Council tax band: F
Epc rating: C





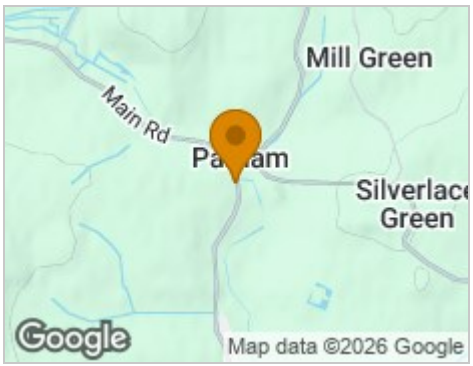

Road Map



Hybrid Map



Terrain Map



Floor Plan

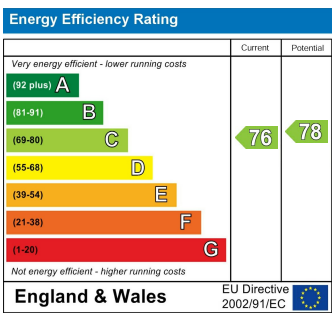


Viewing

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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