



Charles Wright PROPERTIES

Selling Properties the Wright Way



**Plot 12, The Marlborough, Duke Street Row,
Hintlesham, Ipswich, IP8 3PR**

Guide price £725,000



LANDEX
new homes

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Description

A superb three bedrooned detached bungalow, built to a superior finish 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 and the quaint market town of Hadleigh.

The property is being built to an extremely high standard, benefiting from a 10 year LABC structural warranty. The home has underfloor heating supplied by a high efficiency Samsung Air source heat pump.

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. two built in double doored cupboards and tiled floor.

Cloakroom

4'09 x 3'07 (1.45m x 1.09m)

Aluminium window to side, low level wc, wash hand basin with Roper Rhodes vanity unit below, steam free illuminated mirror, heated towel rail and floor tiling.

Living Room

15'01 x 14'05 max (4.60m x 4.39m max)

Aluminium window to front. Fireplace with granite hearth and log burning stove and quality fitted carpets.

Kitchen/dining room

25'6 x 15' max (7.77m x 4.57m max)

Aluminium window to side, comprehensively fitted with Quartz worktops and fitted units with integrated appliances including Neff double oven, hob and extractor. Integrated A rated tall fridge, integrated Neff dishwasher, pull out waste bin, integrated wine cooler, Bifold sliding doors to rear garden and tiled flooring.

Utility room

9'01 x 5'04' (2.77m x 1.63m')

Aluminium door and window to side, fitted Quartz worktops with units below, inset sink unit, water softener, integrated tall freezer, free standing washing machine and tumble dryer and tiled flooring.

Bedroom One

13 x 10'09 max (3.96m x 3.28m max)

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

En-suite

7'7 x 5'2 (2.31m x 1.57m)

Aluminium window to side, fully tiled shower cubicle with Aqualisa digital shower, low level wc and wash hand basin with Roper Rhodes vanity unit below, steam free illuminated mirror, heated towel rail and floor tiling.

Bedroom Two

15'0 max x 11'3" max reducing to 10'10" (4.57m max x 3.43m max reducing to 3.30m")

Aluminium window to front. quality fitted carpets.

Bedroom Three

13'11" x 10'2" max (4.24m x 3.10m max)

Aluminium window to rear. quality fitted carpets.

Bathroom

10'1" x 6'11" (3.07m x 2.11m)

Aluminium window to side, panelled bath, separate fully tiled shower cubicle with Aqualisa digital shower, low level wc, wash hand basin with Roper Rhodes vanity unit below, steam free illuminated mirror, heated towel rail and floor tiling.

Outside and Gardens

The front and rear gardens are laid to turf, with mulched borders and planting dependent on landscape plan. There is an outside tap and patio to immediate rear of the house and Brindle block paving driveways leading up to a garage.

Services

Mains drainage, electrics, water are connected to the property and heating is via Samsung 5kw Air Source Heat Pump.

EPC predicted B.

Expected build completion: Ready to occupy.

Service Charge: £290 per annum

Babergh District Council

Tenure Freehold.

Directions

From Ipswich proceed towards the A12 along the

London Road. At crossroad/traffic lights turn right to Hadleigh A1071. Continuing along, through the village of Hintlesham and past the entrance to Hintlesham Hall Country club and Golf Club, take the next left into Duke Street, where the site will be found further along on the left hand side.

About the Developer

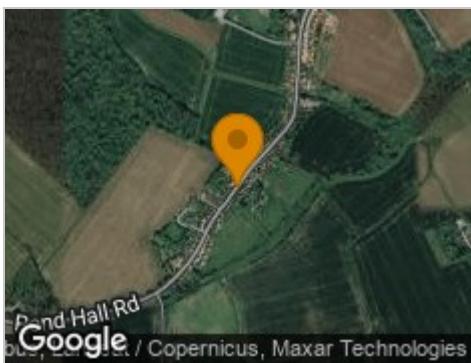
Landex New Homes are a hugely successfully run developers, who were formed in 2006 and have grown from strength to strength. They are passionate about property and strive for excellence in their workmanship and finish. They have a dedicated team with a wealth of knowledge and expertise and endeavour to produce the highest level of quality products and service. They are now well recognised not only for being award winning builders, but for their style and excellence. They pride themselves to have a finished home ready for occupation, (just window dressing to do) where as other developers expect you to pay for extras



Road Map



Hybrid Map



Terrain Map



Floor Plan

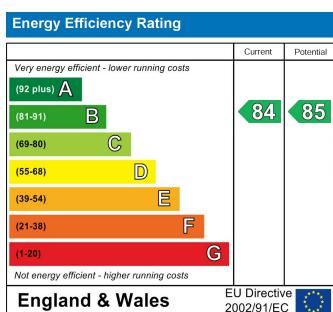


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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