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PROPERTIES

Selling Properties the Wright Way



## Orana House, Kenney Close

Burstall, Ipswich, IP8 3ER

**Guide price £1,250,000**





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## Description

An opportunity to purchase this fantastic 3200 sq. ft. contemporary home, extensively extended and refurbished to a high specification and offered with no onward chain. Accommodation inside comprises of four reception rooms, impressive bespoke Neptune kitchen with marble worktops, fitted appliances and central island opening on to the dining area, an incredible cloakroom with vaulted ceiling and pitted polished plaster walls, utility/boot room with shaker style units and Marble worktops, master bedroom with vaulted floor to ceiling feature window with Juliet balcony, dressing room with bespoke fitted wardrobes, ensuite bathroom, four further bedrooms, two with ensembles and a family bathroom.

## Location

The property is situated in a quiet close of just four properties occupying a plot approaching 0.5 of an acre surrounded by greenery. Burstall is a small village located in the county of Suffolk. It is situated approximately 5 miles south-west of Ipswich and has a population of around 300 people. Burstall is a quiet and peaceful village, surrounded by beautiful countryside and farmland. The village is known for its historic church, St Mary's, which dates back to the 14th century and is a popular attraction for visitors.

Ipswich, the County Town of Suffolk offers a wide range of shopping and recreational facilities. The rejuvenated Ipswich water front is also easily accessible and offers excellent nightlife with bars and restaurants overlooking the marina.

For the commuter Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street. Journey scheduled just under the hour. The A14/12 commuter links are also within easy access.

## Reception hall

13'00 x 10'02 (3.96m x 3.10m)

Aluminium front door with feature windows either side, underfloor heating, Herringbone flooring, oak stair flight to first floor with inset lighting, walnut doors to principle rooms and storage cupboard housing the heating manifold.

## Cloakroom

5'03 x 3'08 (1.60m x 1.12m)

Double glazed window to front, pitted polish plastered walls with vaulted ceiling, illuminated mirror, wall mounted wc and wash basin with brush brass wall taps, under floor heating and Herringbone flooring.

## Study

8'09 x 7'11 (2.67m x 2.41m)

Double glazed window to side, monitor and wiring for CCTV, under floor heating and Herringbone flooring

## Snug

12'9 x 11'10 (3.89m x 3.61m)

Double glazed window to front, underfloor heating and carpet.

## Kitchen/breakfast/dining

24'05 x 18'00 (7.44m x 5.49m)

Double glazed bi-folding doors to rear, lantern with inset led lighting, bespoke Neptune fitted kitchen units with Quartz tops above, integrated tall fridge, integrated tall freezer, double larder cupboard with drawers and shelving, bin drawer, swivel cupboard, Stove cooker, central island, integrated dishwasher and sink unit. Herringbone flooring and under floor heating.

## Utility

15'01 x 9'11 (4.60m x 3.02m)

Double glazed door to side, navy base units with Quartz worktops above, bespoke laundry cupboard with drawers and shelving, freestanding Samsung washing machine and tumble dryer. Cupboard housing the underfloor heating manifolds and central heating boiler. Shelved boot bench with coat storage above, door to garage, under floor heating and tiled flooring.

## Family room

18'01 x 15'02 (5.51m x 4.62m)

Double glazed bi-folding doors to rear, underflooring heating and carpet.

## Sitting room

24'08 x 13'08 (7.52m x 4.17m)

Double glazed windows to side, bi-folding doors to rear, media wall with fitted tv and shelving below, wall lighting, underfloor heating and Herringbone flooring.

## First floor landing

Walnut doors to first floor accommodation, radiator and carpet flooring. Walk in airing cupboard with sensor lighting providing ample storage

## Bedroom one

15'01 x 18'02 plus 18'00 x 7'00 (4.60m x 5.54m plus 5.49m x 2.13m)

Double glazed feature window with double doors to rear, Juliet balcony, vaulted ceiling, feature wall lighting, radiator and carpet flooring.

Tel: 01394 446483

### Ensuite

9'08 x 9'04 (2.95m x 2.84m)

Marble effect porcelain floor to ceiling tiles, pebble bath with freestanding taps, walk in double shower cubicle with ceiling mounted rainfall shower head with additional hose, wall mounted stone resin sink with illuminated mirror above, wall mounted wc, two heated towel rail and feature wall lighting.

### Dressing room

7'05 x 7'04 (2.26m x 2.24m)

To be fitted with walnut wood shelving and hanging space.

### Bedroom two

13'00 x 11'06 (3.96m x 3.51m)

Double glazed window to front, radiator and carpet flooring.

### Ensuite

6'10 x 6'06 (2.08m x 1.98m)

Floor to ceiling marble effect porcelain tiles, walk in shower cubicle with rainfall shower head and additional hose, wall mounted wc, wall mounted black matt vanity unit with wash basin, illuminated mirror and heated towel rail.

### Bedroom three

12'04 x 10'03 (3.76m x 3.12m)

Double glazed window and doors to rear balcony, wall lighting, radiator and carpet flooring.

### Ensuite

8'03 x 3'07 (2.51m x 1.09m)

Porcelain marble effect floor to ceiling tiles, walk in double shower cubicle with rainfall shower head with additional hose, matt black vanity unit with wash basin, illuminated mirror and heated towel rail.

### Bedroom four

12'11 8'10 (3.94m x 2.69m)

Double glazed window to front, radiator, walnut door to eave storage and carpet flooring.

### Bedroom five

11'10 x 8'04 (3.61m x 2.54m)

Double glazed window to rear, radiator and carpet flooring.

### Bathroom

11'03 x 6'03 (3.43m x 1.91m)

Double glazed window to front, floor to ceiling marble effect porcelain tiles, feature wall lighting, shower cubical with rainfall shower head and additional hose, bespoke vanity with marble sink, illuminated mirror, freestanding bath and taps,

### Services

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

Tenure: Freehold

EPC rating C:

Council tax band: F

### Outside & garden

A horse shoe in and out driveway provides ample off road parking and access to the integral garage. The garage has electric roller doors, plastered walls and ceiling with spot lighting and a cloakroom with wc. The house is set back from the road and sits in half an acre plot with a large lawned garden with various mature trees to the rear. A large patio area runs across the back of the house creating a fantastic entertaining area with all three sets of bi-folds opening out onto this area. There is an outside tap, numerous lights surrounding the house and external CCTV cameras.





Road Map



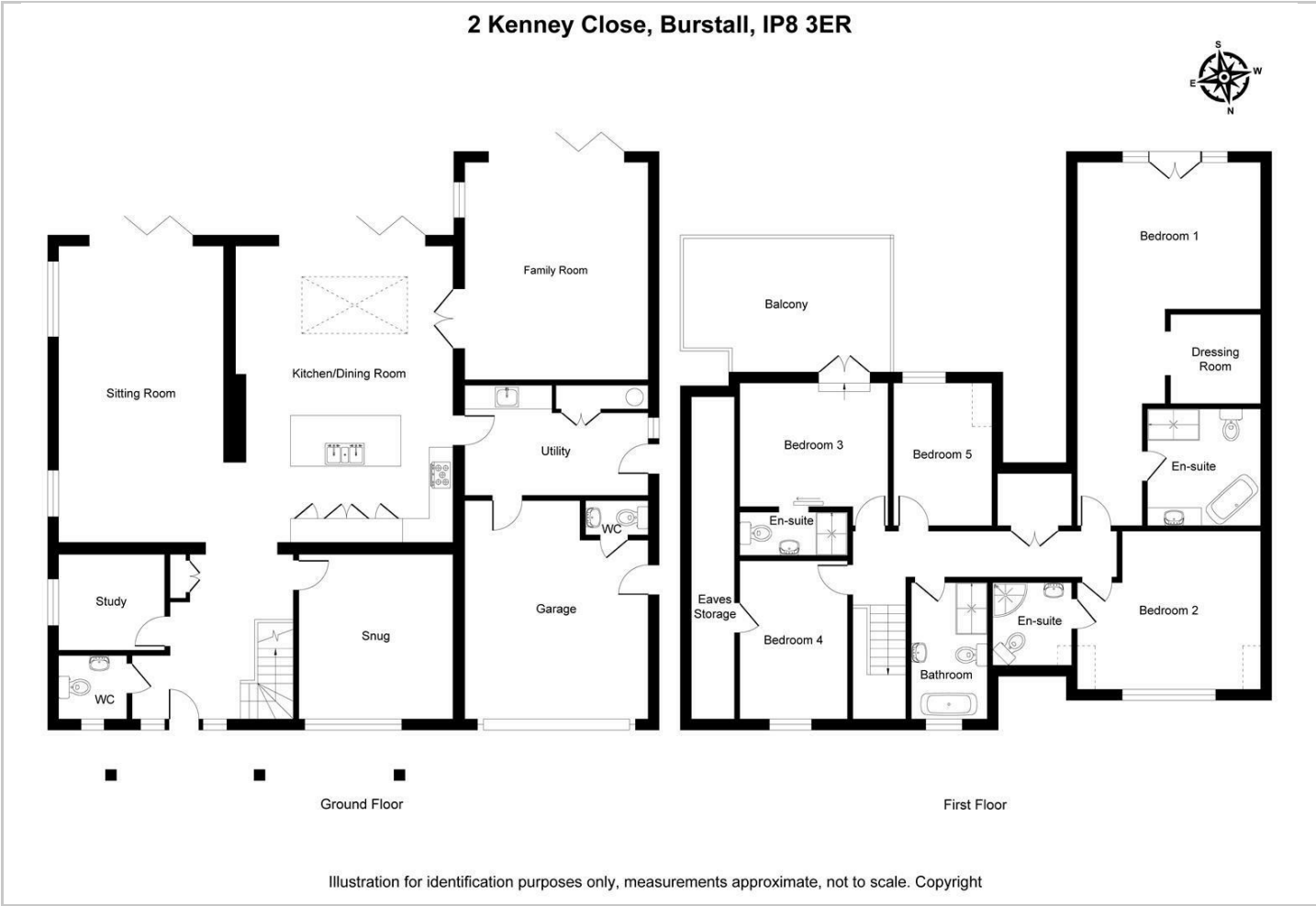
Hybrid Map



Terrain Map



Floor Plan

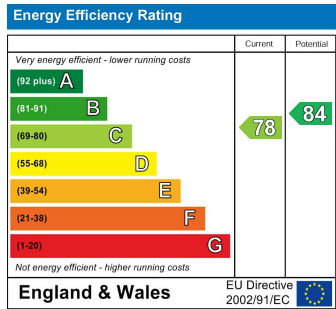


Viewing

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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