



Elmhaven | Hadleigh Road | Elmsett | IP7 6ND

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# Elmhaven, Hadleigh Road, Elmsett, Suffolk, IP7 6ND

*“An immaculately presented three bedroom detached bungalow offering spacious and flexible family living, beautifully maintained generous gardens, double garage & off-road parking.”*

## Description

An exceptional, stylish three double bedroom detached bungalow set well back from the road within this ever-popular Suffolk village and offered in excellent condition having been finished to a high specification.

Notable benefits include ample off-road parking, detached double garage, the added benefit of solar panels and grounds extending to in all about 0.8 acres (subject to survey).

## About the Area

Elmsett is a well-served village approximately three miles from the lovely market town of Hadleigh and seven miles from Ipswich where there is a direct rail link to London's Liverpool Street Station, as well as north to Norwich and across the county to Bury St Edmunds and further. Access to the major road networks are also easy with the A12 and the A14, both being just a 10 minute drive away from the village and offering quick links to London and the M25, the Midlands and M11.

There is a Ofsted 'Good' rated primary school, family run public house, post office and village store, and a garden nursery. The thriving county town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular "commutable" town to London. It offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors. Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast.

## The accommodation in more detail comprises:

Front door to:

### Reception Hall

Welcoming entrance with spot-lights, frosted window to side aspect, partly tiled flooring and extending centrally through the bungalow to further hallway space with access to loft and door to cupboard housing electric meters and fuse board. Doors to:

### Master Bedroom Approx 19'9 x 11'10 (6.02m x 3.60m)

Generous double room with extensive built-in wardrobes, spot-lights, window to rear aspect enjoying the views of the rear garden and door to:

### En-Suite

Luxuriously appointed white suite comprising w.c, hand wash basin with storage unit under, tiled shower cubicle, panel bath, heated towel rail, tiled walls, spot-lights, porcelain floor tiles and frosted window to front aspect.

### Bedroom Two Approx 11'6 x 12' (3.50 x 3.65m)

Double room with window to front aspect and built-in wardrobes.

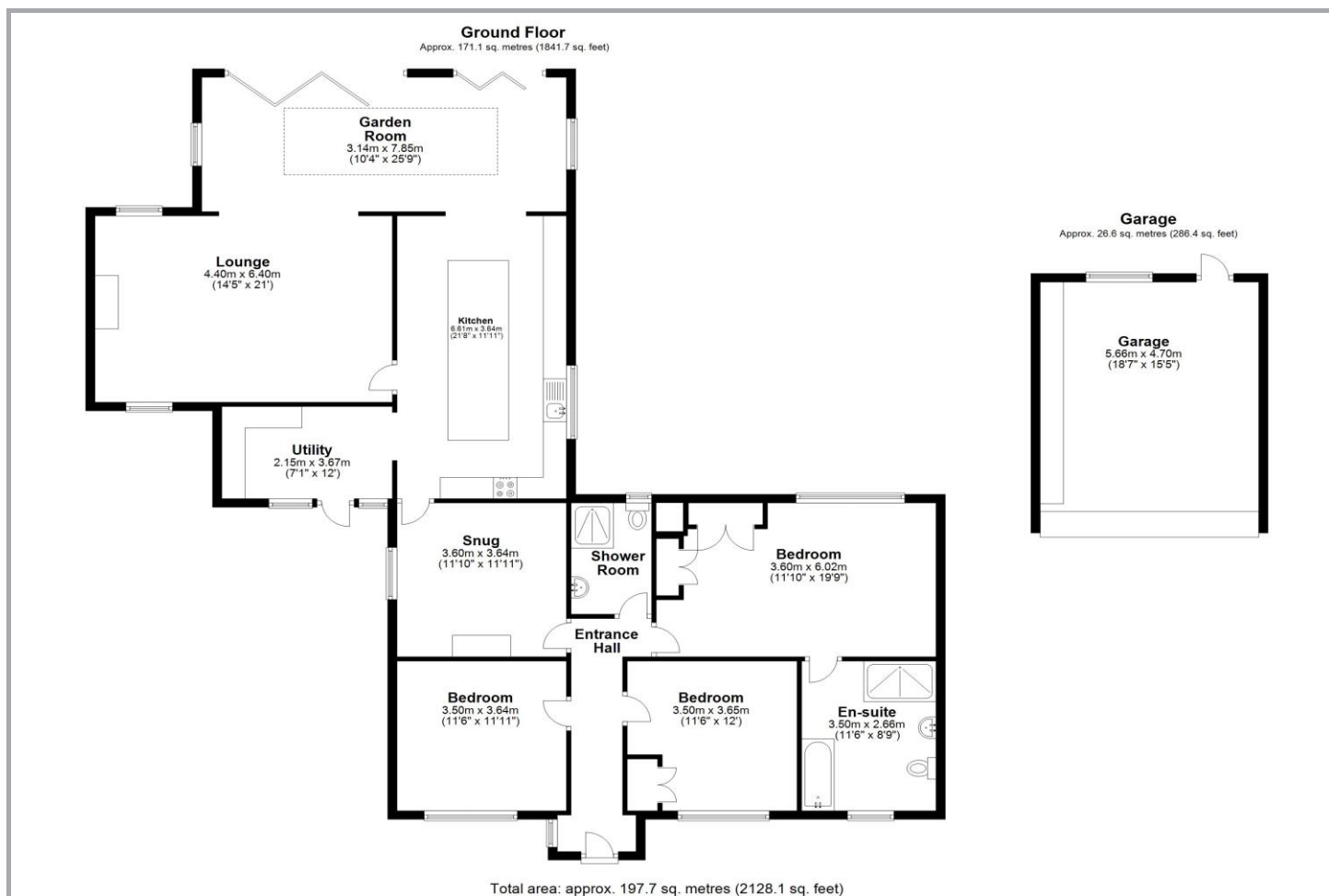
### Bedroom Three Approx 11'6 x 11'11 (3.50m x 3.64m)

Double room with window to front aspect.

### Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, tiled walls, porcelain floor tiles, heated towel rail and frosted window to rear aspect.





### **Snug Approx 11'11 x 11'10 (3.64m x 3.50m)**

This cosy room is ideal for a variety of uses and benefits from window to side aspect, built-in shelving and feature inset with wood burning stove on a stone hearth with oak mantel over. Door to:

### **Kitchen Approx 21'8 x 11'11 (6.61m x 3.64m)**

Stylish recently refitted Howdens kitchen with matching range of wall and base units with Quartz worktops over, inset sink, drainer and chrome mixer tap over. Integrated appliances include Neff double oven and grill, 5 ring induction hob with extractor over, larder, cupboard, dishwasher, wine cooler and two larder cupboards. The kitchen further offers a 2.7m island, spot-lights, tiled flooring, window to side aspect and opening to:

### **Utility Room Approx 12' x 7'1 (3.67m x 2.15m)**

Recently refitted with Howdens matching range of wall and base units with Quartz worktops over and inset with stainless steel sink and chrome mixer tap over. Spot-lights, tiled flooring, and personnel door to front aspect.

Double doors as well as single door from kitchen to:

### **Lounge Approx 21' x 14'6 (6.40m x 4.40m)**

Magnificent well-presented space with double aspect windows to front and rear aspect and feature inset with wood burning stove set on a stone hearth with stone mantel surround. Opening to:

### **Garden/Dining Room Approx 25'9 x 10'4 (7.85m x 3.14m)**

A more recent addition to the property and thoughtfully designed and added by the current owners. This open space completes the circular reception space and boasts tiled flooring, double aspect windows to either side and bi-fold doors open onto the rear terrace enjoying the predominantly south facing rear garden. Skylight with retractable sun shade with further opening back to the kitchen. This room also houses two air conditioning units, spot-lights, and incorporates a dining space.

### **Outside**

Elmhaven is set well back from the road and is accessed over a private

gravelled drive providing off-road parking for several vehicles and giving access to the double detached garage with electric roller doors. There is side access to either side which leads to the rear garden.

The rear garden is private in nature with a terrace abutting the rear of the property, as well as incorporating established and attractive trees, most notably elm, ash and oak. The predominately lawned gardens also enjoy mostly south facing orientation with the boundaries defined by fencing and hedging. Also incorporated within the plot are 3 timber storage sheds, greenhouse and raised beds within the established vegetable plot and wild flower meadow.

### **Local Authority**

Babergh District Council

### **Council Tax Band – E**

### **Services**

Mains water, drainage, electricity, and gas. Gas central heating.





## Energy performance certificate (EPC)

Elmhaven  
Hadleigh Road  
Elmswell  
IP39WCH  
IP7 8ND

Energy rating  
**B**

Valid until: 21 June 2033

Certificate number: 2399-3027-7206-1187-8200

Property type

Detached bungalow

Total floor area

168 square metres

### Rules on letting this property

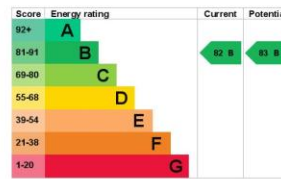
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/2399-3027-7206-1187-8200?print=true>

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