



- Stunning Four Bedroom New Build Home
- Far Reaching Views To The Rear Over Open Farmland
- Generous Plot Set Well Back From The Road

## Woodlands Road, Ipswich, Suffolk, IP7 5LL

Asking Price Of £735,000

Situated overlooking open farmland to the rear and side, a near unique position for a new build property. Being finished to an exceptional standard and specification throughout. Attention to detail is a key factor in the build under construction currently with completion scheduled for early 2024.



## Property Description

### INTRODUCTION

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### LOCATION

the village of Raydon combines close and effective transport links to the wider county and beyond including under an hours drive to London Stanstead airport and a 55 minute train journey into London from Manningtree Mainline station, with rural surroundings and the welcoming charm of a Suffolk Village. The development is situated just on the edge of the village on Woodlands Road set well back from the road itself and embracing the rural position.

### SPECIFICATION

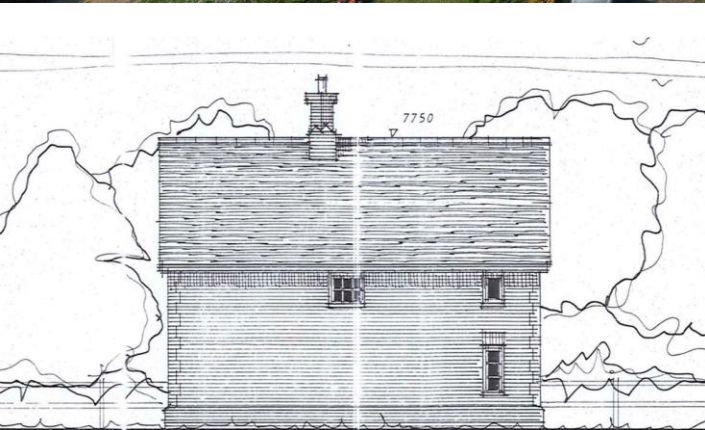
wood effect UPVC sash and casement windows and doors with Powder coated Aluminium Bi Fold doors to the rear garden. Samsung air source heating with underfloor heating to ground floor and radiators to first floor. Oiled engineered Oak flooring to ground floor reception areas, Oak staircase with glass balustrade to the first floor. Limestone flooring in Kitchen and Utility areas, LED spotlighting, Light Suffolk oak internal doors with chrome finish handles Italian quality. Electric roller garage door

### BATHROOMS AND CLOAKROOMS

Geberit concealed cisterns Cento basin and vanity drawer units, Hansgrohe basin mixer and shower fittings, Soft close toilet seats

### KITCHEN

Luxury individually designed Shaker style kitchens including; Neff Double oven, Neff induction Hob, Neff extractor, Neff dishwasher, Built in Fridge / freezer, Quartz worktops in the kitchen with stainless steel 1 ½ sink unit.





#### **INTERNAL**

Smooth painted ceilings, Cream finish to all woodwork.

#### **EXTERNAL**

External lighting and power supply, Outside Water tap, External sandstone Paved Patio and pathways.

#### **ACCOMMODATION**

on the first floor:

#### **BEDROOM ONE**

13'11 x 12'01 Juliet balcony to the rear (North West)

#### **EN-SUITE**

9'02 x 4'00 window to the side (North East)

#### **BEDROOM TWO**

16'04 x 11'07 window to the front (South East)

#### **BEDROOM THREE**

10'09 x 9'03 window to the rear (North West)

#### **BEDROOM FOUR**

13'05 x 9'11 window to the rear (North West)

#### **FAMILY BATHROOM**

12'01 x 6'04 (max) window to side (North East)

#### **LANDING 10'07 x 8'04**

#### **GROUND FLOOR:**

#### **HALLWAY**

11'03 x 7'05 entrance from the front

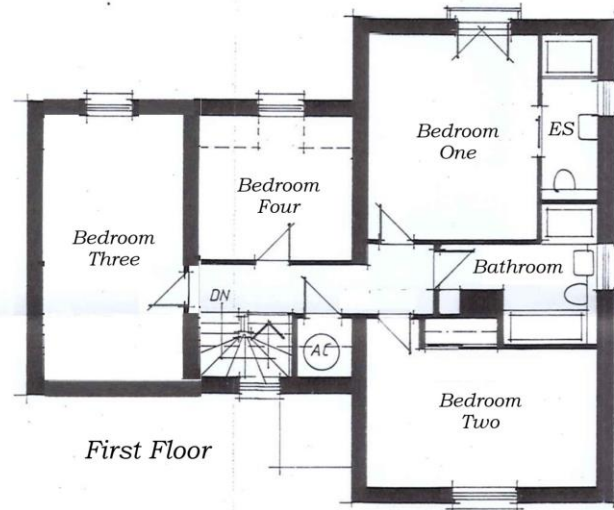
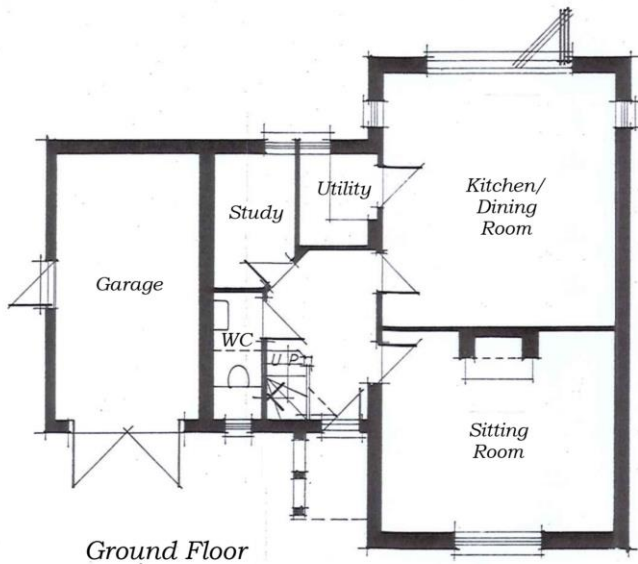
#### **STUDY**

8'09 x 5'09 window to the rear



# Grier & Partners

LAND AND ESTATE AGENTS



## CLOAKROOM

8'10 x 3'04 window to the front

## SITTING ROOM

16'05 x 13'05 window to the rear

## UTILITY ROOM

6'04 x 5'03 window to the rear

## KITCHEN DINING ROOM

17'05 x 16'05 windows to the side and bi fold doors to the garden

## GARDEN AND PARKING

from Woodlands Road a shared driveway sweeps in with gated access into individual properties, driveways to the front are generous with provision for car charging. Landscaping to be

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements