

- Stunning New Build Home
- Single Storey Bungalow With Garage
- Under Construction With Completion Due Later This Year
- On Site Viewings By Appointment Only

Dawsum Lodge, Woodlands Road, Ipswich, Suffolk, IP7 5LL

Asking Price Of £665,000

A new build three bedroom bungalow under construction in a wonderful rural and yet convenient location, due for completion in Q4 2023/Q1 2024. Built to an exceptional standard throughout by well regarded 'Harvest Homes' the property benefits from a high specification throughout. The Kitchen/Breakfast room and Sitting Room share a fireplace with log-burner a distinctive feature, and also benefits from far reaching views over countryside to the rear.



#### **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. Grant air source heating with underfloor heating. Engineered Oak flooring to reception areas, 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**

Grohe 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, window to the side, skylights.

#### **INTERNAL**

Smooth painted ceilings, white to all woodwork.

#### **EXTERNAL**

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

#### **ENTRANCE HALL**

entrance via glass double doors into spacious, light hallway

#### **SITTING ROOM**

18'09 x 13'04 bi-fold doors into the rear garden





**KITCHEN/ BREAKFAST ROOM**

18'02 x 14'05 bi-fold doors into the rear garden, window to the side

**UTILITY**

5'03 x 10'09 window to the front, side door access

**BEDROOM ONE**

13'05 x 11'10 glazed doors opening into the rear garden, window to the side, built in wardrobe, door to the:

**EN-SUITE**

6'09 x 5'10 window to the side

**BEDROOM TWO**

10'03 x 16'06 window to the front and side

**BEDROOM THREE**

8'11 x 12'04 window to the side

**BATHROOM**

12'04 x 5'09 window to the side, bath, shower cubicle, hand wash basin and WC

**CLOAKROOM**

6'05 x 3'02 wc and wash hand basin

**GARAGE**

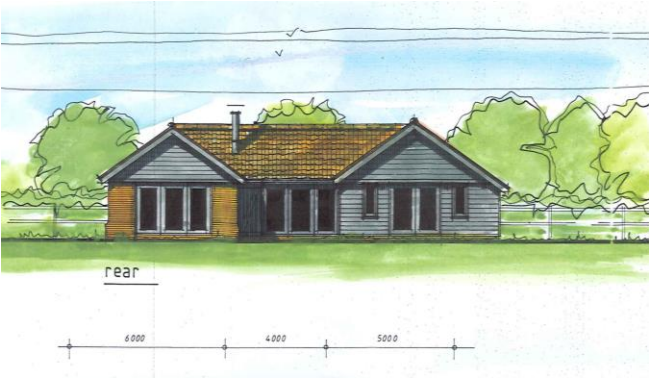
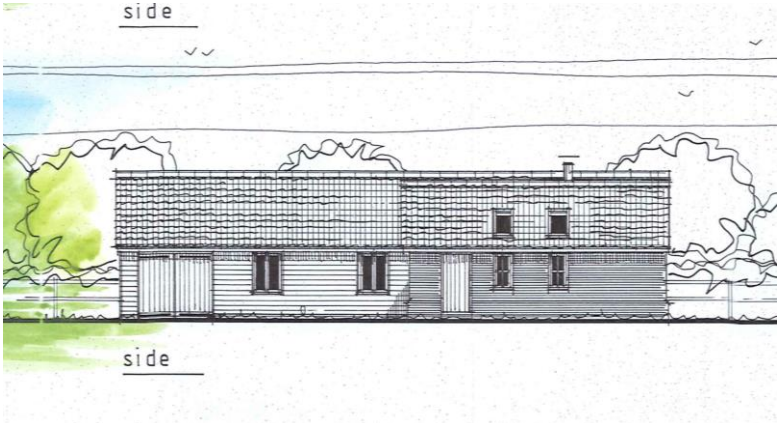
9'03 x 16'07 roller door to the front, rear door to side access

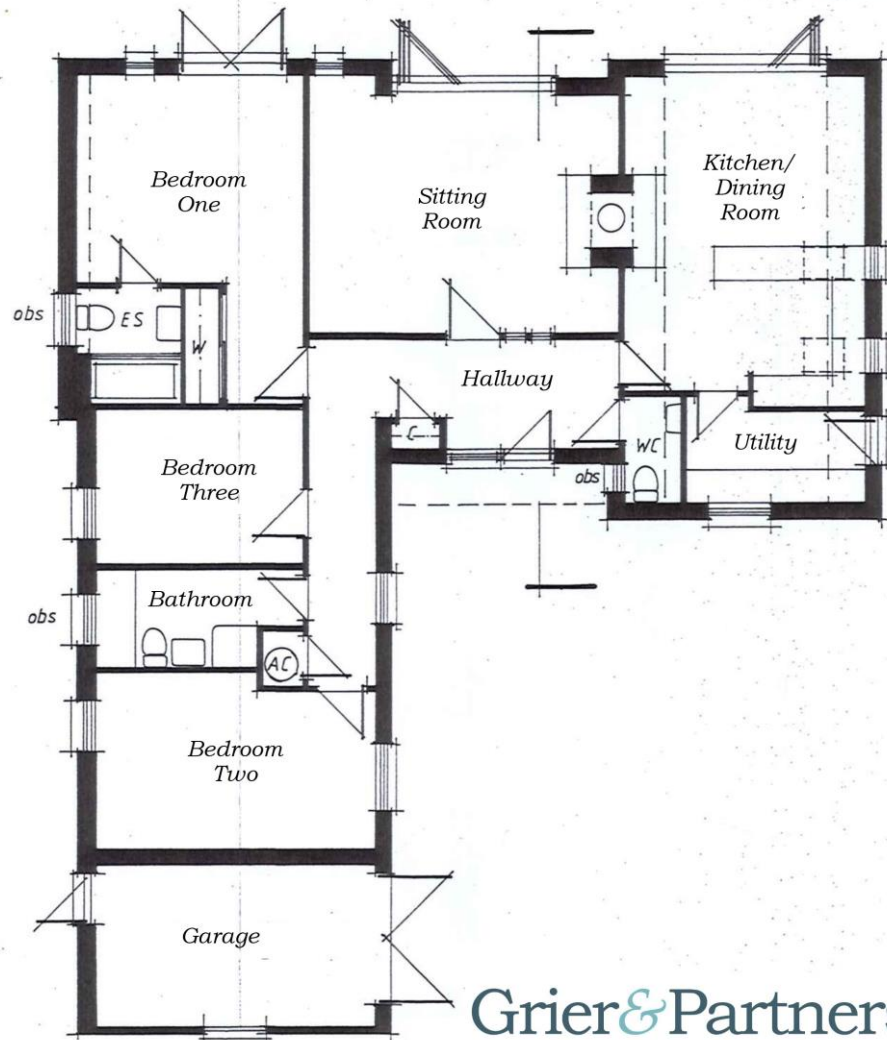
**GARDEN AND PARKING**

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 completed as weather and seasonal conditions allows.

**REAR GARDEN**

is to be laid to lawn with a sandstone patio and pathways, the





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garden is designed to make the very best of the stunning views to the rear overlooking open farmland with a post and rail fence to the foot of the garden and close board fencing to sides adjacent to another property.

**PLEASE NOTE**

although this is as intended, Harvest Homes Properties Ltd reserve the right, together with their contractors, to vary or amend the specification at any time without notice if for any reason specified items are unavailable to complete individual properties. Any substitution made will be to an equal or higher value if such amendments occur after contracts have been exchanged, subject of course to a suitable and safe replacement being found. FURTHERMORE All furniture layouts shown are indicative only, are not included in the properties and should not be taken as an exact representation. Computer generated image shown is indicative, landscaping and surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions shown on these pages are approximate only, taken from construction drawings and may be within a tolerance of +/- 150mm. Please speak with the Selling Agents if you have any questions.

**AGENTS NOTE**

In accordance with the Estate Agency Act 1979 we declare that a member of the Grier & Partners team is related to a director of Harvest Homes Properties Ltd.

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