



Burnside  
Hall Lane | Winsteadham | Suffolk | IP6 9HN

Guide Price £ 625,000 | Freehold



# Burnside



A rare opportunity to acquire a unique four bedroomed detached family bungalow situated at the end of a very quiet country lane in the much sought after village of Witnesham. The current owners have recently totally refurbished and modernised the property to a high specification - resulting in a very modern home of pleasing design.

The sumptuous, newly fitted Kitchen/Breakfast/Living/Dining Room area is all open plan - measuring approximately 32' x 19' - the real heart of the home with panoramic views over open countryside.

The high specification works include the installation of an air source pump - providing underfloor heating throughout, UPVC Double Glazing, new Kitchen and Bathrooms and internal and external decorations

## Summary of Accommodation

Reception/Entrance Hall, Open Plan Kitchen/Living/Dining Room, Conservatory, Utility Room, Family Bathroom, Shower Room, Four good sized Bedrooms, Integral Single Garage, Ample Car Parking, Rear gardens abutting open countryside.



### The Accommodation

Part Glazed Front Door (outside courtesy light) with matching side panel to:

#### Reception Hall

Access to insulated loft. Louvre fronted built in double wardrobe. Rooflight.



## Open Plan Kitchen/Living/Dining Room

An absolutely stunning use of space with a real wow factor! Light and airy with great views over open countryside. This space really is the heart of this home, where you will spend most of your time - it is special.

Inset one and a half bowl stainless steel sink unit with instant boiling water tap set in quartz work surfaces with space for free-standing dishwasher and cupboards under. Space under which can be used for pet feeding station, pet bed or additional storage. Feature large central island unit with pop up power-point and four ring induction hob set in quartz work surface. Range of built in cupboards under and island forms breakfast bar with space for three stools - three centre lights over.

Built in NEFF double oven with microwave over. Full range of base and eye level units. Kenwood American style fridge freezer with water dispenser.

Walk-in full height larder unit with lighting. Pale blue electric Aga 60 which includes all the features of a full size Aga but is more compact and economical.

Polished tile flooring to kitchen area and engineered oak flooring to Living and Dining areas. Wood burner to Living Room area and a full range of customised built-in units with drawers and cupboards under. Fully glazed French doors to outside decked terrace and through to:









## Conservatory

Triple aspect windows with views over rear garden and open countryside. Centre light and numerous sockets including USB. Polished tile flooring. Fully glazed French doors to outside decked area.



## Utility Room

Laminate work surfaces with cupboards and drawers under. Larder unit. Tiled flooring. Space and plumbing for washing machine.



## Family Bathroom

White suite comprising panelled bath, wall mounted wash hand basin and close coupled wc, mirror, shaver socket, stainless steel heated towel rail, tall storage unit for towels, drawers and roller door cupboard for daily essentials. Two windows with fitted blinds.

## Shower Room

Large double shower. Wall mounted wash hand basin with mirror cupboard and light over. Heated towel rail. Roof light. Tiled floor. Shaver socket. Spotlights.



## Bedroom 1

Two wall lights spaced for king size bed and centre light. Fitted wardrobes. Fully glazed French Doors with fantastic views over rear gardens/open fields. Carpet.





## Bedroom 2

Pleasant views over front garden. Recess for double wardrobe. Spotlights. Carpet.

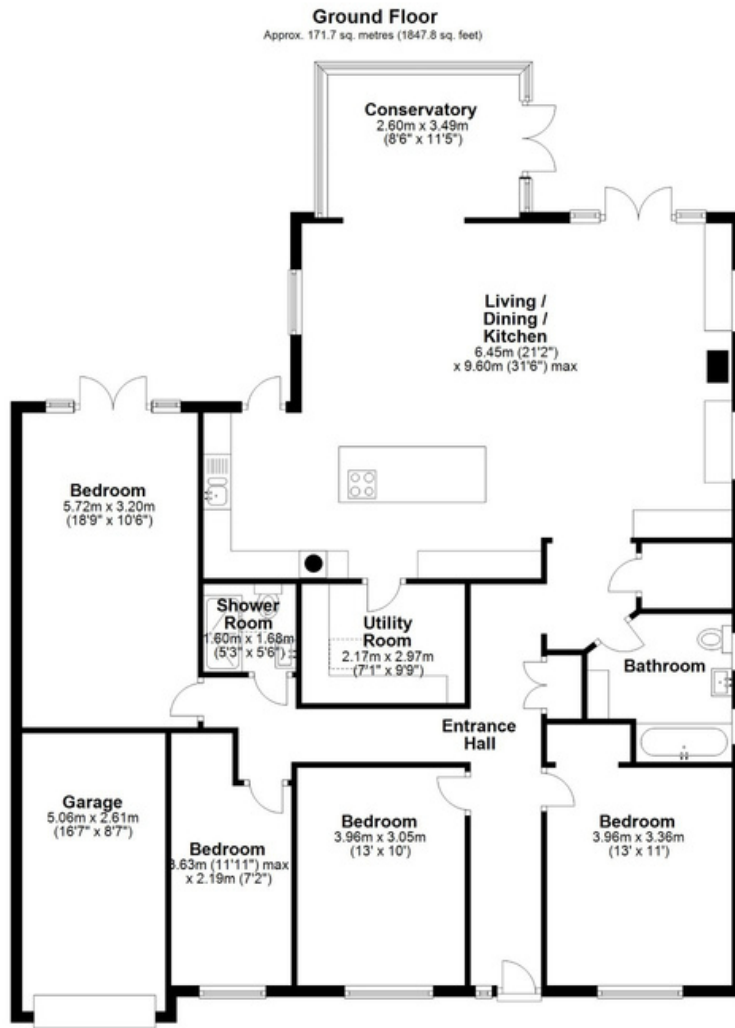
## Bedroom 3

Front garden views. Centre light.

## Bedroom 4

Recess for double wardrobe. TV point. Shelving. Fitted blind. Carpet.





Total area: approx. 171.7 sq. metres (1847.8 sq. feet)  
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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## Outside

The property is approached at the front via a good sized tarmacadam driveway with turning point, providing ample car parking and leading up to the Integral Garage. Neat open Lawns with adjacent resin path to the front entrance. Side pedestrian access via wooden gate to the rear garden. Mitsubishi Ecodan Air Source Heat Pump.

The beautiful rear gardens have been carefully landscaped to provide an amazing breakfast patio/terrace - accessed from both the Kitchen area and Master Bedroom. The Conservatory is a peaceful retreat to enjoy relaxing to the sound of an abundance of wildlife and stunning countryside views.

The Living Room area and the Conservatory have separate access to the elevated composite decking terrace with roller canopy, outside lights and built in heater, similarly enjoying south facing views over rural countryside. The gardens are mainly laid to neat open lawns, interspersed with mature shrub & flower borders. A variety of young fruit trees. Summer House/potting shed - approx - 12' x 8'. Outside water tap.





## Services

We understand from the Vendors that mains electricity, drainage and water are connected to the property. Air source underfloor heating.

**Council Tax Band E - East Suffolk Council - £ 2,415.54**

## Possession

Vacant Possession Upon Completion

## Directions

Drive in a northerly direction out of Ipswich on the Westerfield Road (B1077) and travel for approximately 4 miles through the village of Westerfield. Continue entering the village of Witnesham - proceed on to Witnesham Road then to Rose Hill until you get to The Street and then take your first left at the war memorial and keep left on to Hall Lane and you will find the property located to your left hand side at the end of this road.

What three words - bolt..cars.store

**Viewings strictly by prior appointment with the vendor's Sole Agent - Fine and Country Ipswich - 01473 289700**

**Outside Normal Office Hours - Mark Halls MRICS - 07770 814748**

## About The Area

Witnesham is a popular village located approximately four miles to the north of the county town of Ipswich and approximately 8 miles from the market town of Woodbridge. The village has public house, a good local primary school, churches and an active community council. The countryside around is interlaced with footpaths and there are some fantastic rural walks directly from the property.

Witnesham has good access to various road net-works via the A14 which provides access to The Midlands and the M11 to the West, the A12 which links to London, the M25 to the South and to the North East are the many attractions of the Suffolk Heritage Coast.

## Local Schools

Primary Schools within 3 miles:

Witnesham Primary School, Claydon Primary School, Henley Primary School, Rushmere Hall Primary School, Grundisburgh Primary School, Dale Hall Community Primary School, Sidegate Primary School and St Pancras Catholic Primary School.

Secondary Schools within 5 miles:

Northgate High School, Ormiston Endeavour Academy, Claydon High School, St Albans Catholic High School, Westbourne Academy, Copleston High School, Kesgrave High School, Stoke High School - Ormiston Academy and Chantry Academy.





Fine & Country Ipswich  
Archdeacon's House,  
Northgate Street, Ipswich  
Suffolk IP1 3BX  
01473 289700  
ipswich@fineandcountry.com

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