



**Plots 1-4 The Paddocks
Ipswich, Suffolk**

**DAVID
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Plots 1-4 The Paddocks, Powney Street, Milden, Ipswich, Suffolk, IP7 7AL

Milden is a particularly well-regarded hamlet enjoying close links to its nearby neighbour Lavenham which is regarded as one of the finest medieval settlements in Britain, with its wealth of period houses, famous Church and of course the National Trust's Guildhall in the Market Place. Notwithstanding its fame, Lavenham is a thriving community with a broad selection of shops and services. The market town of Sudbury is about 7 miles south which provides a commuter rail link to London Liverpool Street. The cathedral town of Bury St Edmunds is about 12 miles north.

A selection of four, three double bedroom (one en-suite) detached new homes created by the reputable Beagrie Co Ltd, enjoying a rural setting within the picturesque village of Milden. Lying within each reach of the finely preserved medieval village of Lavenham, the properties are set back from Powney Street behind an establish hedge line border with west facing rear gardens and elevated views across farmland to rear. Completed with a clear emphasis on high quality fixtures, fittings and materials utilised throughout, the properties are offered with a ten-year premier guarantee in addition to air source heat pump systems, ground floor underfloor heating and LED spotlights. Ideally placed for a network of countryside walks and public footpaths, the properties provide a blend of either part rendered or part weatherboarded front elevations with tandem double carports set beneath a pitched slate roofline.

An individual three bedroom (one en-suite) detached property enjoying a rural aspect within the village of Milden, three miles from Lavenham and completed with air source heat pump technology and further benefitting from double tandem carports, west facing gardens and far-reaching countryside views.

Grained effect UPVC clad security door opening to:

ENTRANCE HALL: 16' 8" x 6' 5" (5.10m x 1.98m) With high grade stripped flooring with underfloor heating, oak staircase off and door to:

SITTING ROOM: 14' 11" x 14' 6" (4.55m x 4.44m) Affording a dual aspect with sash windows to side, french doors opening to the rear terrace and gardens beyond. Underfloor heating throughout, LED spotlights and opening to:

KITCHEN/DINING ROOM: 14' 6" x 13' 6" (4.44m x 4.14m) Fitted with an extensive range of grained effect shaker style base and wall units with preparation surfaces over. Single sink unit with mixer tap above and casement window to side. Sash window range to front and LED spotlights.

UTILITY ROOM: 7' 3" x 5' 11" (2.22m x 1.81m) Fitted with two base units with preparation surfaces over and single sink unit with mixer tap above. Casement window range to rear, space and plumbing for washing machine and dryer. Stripped flooring with underfloor heating throughout and half height panel glazed door opening to tandem carport.

CLOAKROOM: 4' 11" x 2' 5" (1.50m x 0.74m) Fitted with ceramic WC and wash hand basin. Obscured glass window to side.

First floor

LANDING: With velux window to front, door to linen store/store room and further door opening to:

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BEDROOM 1: 14' 7" x 12' 6" (4.46m x 3.83m) With sash window range to rear affording an elevated aspect with views across the gardens and open countryside beyond. LED spotlights and oak internal door opening to:

EN-SUITE BATHROOM: 6' 8" x 6' 2" (2.05m x 1.88m) Fitted with ceramic WC, wash hand basin with fitted base level storage and bath with tiling above. Obscured glass window to side.

BEDROOM 2: 14' 11" x 10' 4" (4.55m x 3.16m) With casement window range to rear and LED spotlights.

BEDROOM 3: 14' 7" x 9' 4" (4.46m x 2.85m) With sash window range to front and LED spotlights.

FAMILY BATHROOM: 7' 3" x 6' 9" (2.22m x 2.07m) Fitted with ceramic WC, wash hand basin within a gloss fronted fitted base unit and fully tiled bath. Obscured glass window range to rear and LED spotlights.

Outside

The properties all benefit from tandem open fronted carports with plot one enhanced by further side gardens as a corner plot and plot four benefitting from an additional parking space to the front of the property.

The gardens will be lawned with a rear terrace ideally placed for the midday to late afternoon sun with side access and established tree and hedge line border to rear.

TANDEM CARPORT: 27' 5" x 11' 1" (8.37m x 3.38m)

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage. Air source heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

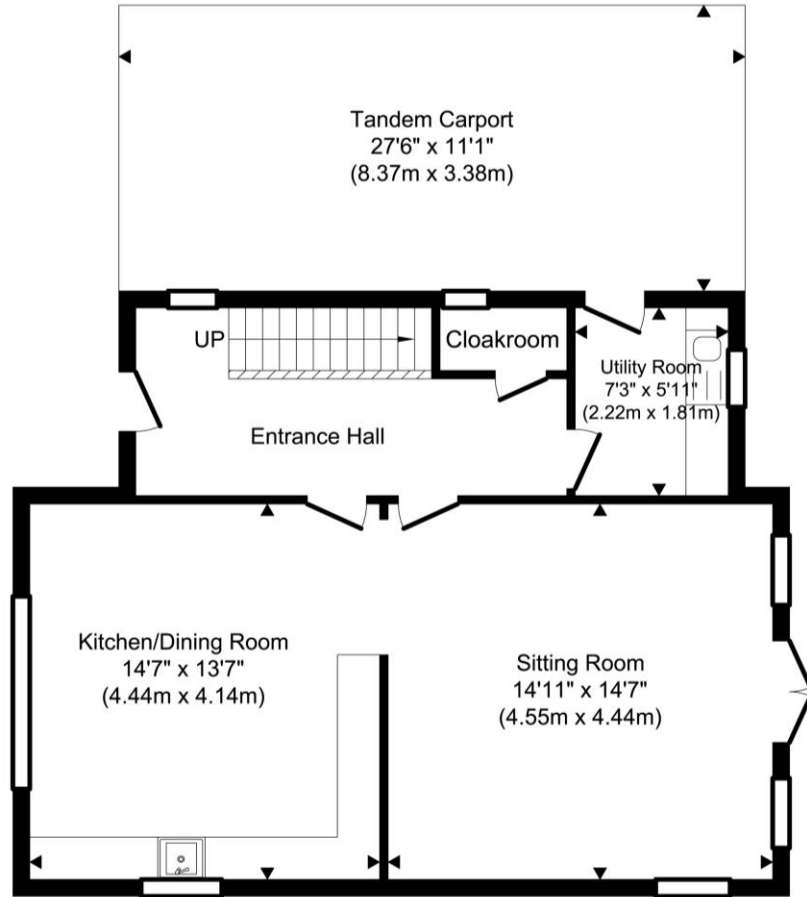
WHAT3WORDS: courts.aliens.sticks

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** TBC

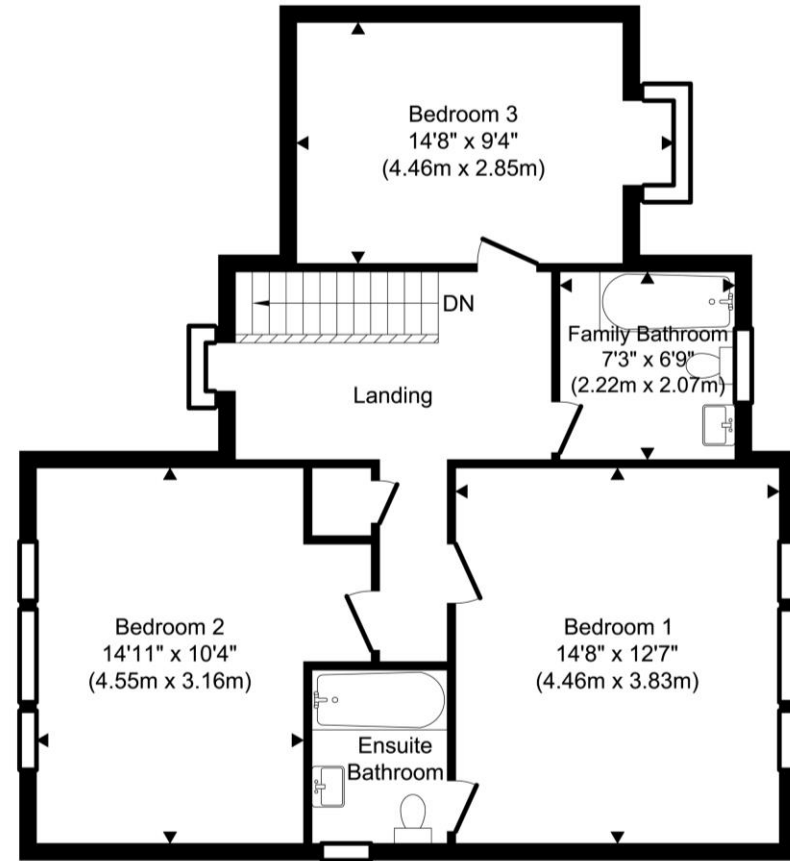
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
595.13 sq. ft.
(55.29 sq. m)



First Floor
Approximate Floor Area
698.90 sq. ft.
(64.93 sq. m)

TOTAL APPROX. FLOOR AREA 1294.03 SQ.FT. (120.22 SQ.M.)

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