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*Rosemead, St James Lane, St James South Elmham,
Halesworth, Suffolk, IP19 0HR*

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ESTATE AGENTS



Rosemead is a six bedroom detached house offering very light and extremely generous sized accommodation. Recently re-furnished to provide an amazing family home, sitting in approximately 1 acre of grounds and approached over the long driveway, in this wonderful very quiet rural village.

Accommodation comprises:

- Entrance lobby and large hallway
- Sitting room overlooking the gardens
- Newly fitted kitchen/breakfast room
- Dining room & conservatory
- Ground floor bathroom
- 19ft x 18ft Master bedroom
- Five Further Bedrooms
- Re-fitted bathroom, shower room & en-suite all with high end sanitary ware
- New flooring's throughout
- Re-wired, new boiler & plumbing with oil central heating
- High speed fibre broadband of at least 300 MB/s
- Boiler /boot room
- Double attached garage and long driveway with plenty of parking
- Upvc double glazing
- Established lawned garden of approximately 1acre
- Views to the rear over countryside
- Chain Free



The Properties

Rosemead is an extremely large detached house built in the mid 1980's and benefits from a programme of updating with the recent addition of an extension providing an attractive entrance porch, double attached garage with an electric door and an extremely generous master bedroom above with an en-suite shower room. The large entrance hall gives access to the sitting room at the front of the property, this triple access rooms also has patio doors to the garden and an open fireplace. Then a large opening leads to the dining room, which also has a fireplace. Off the dining room is a conservatory. The kitchen is to the rear where there is plenty of space for eating and has been re-fitted with a range of base and wall units with timber worktops, integrated dishwasher, double oven, microwave and ceramic hob with a stylish extractor hood. A boot room to the rear connects the house to the garage and also houses the recently installed 'A' rated oil-fired boiler, 'smart' individual room heating controls have also been provided. There is also a ground floor bathroom. Off the large 1st floor landing are six bedrooms, an en-suite shower room and two bathrooms, all have been re-fitted with high end sanitary with large showers with digital controls, free standings baths. The Bedroom's also enjoy views over the gardens and countryside to the rear.



Gardens and Grounds

The property is set well back from St. James Lane in the village and approached by a long gravelled driveway which leads to the double garage and provides plenty of parking. The large gardens are enclosed by established hedges and post and rail fencing, predominately laid to lawn with a variety of mature trees such as Oak, Birch, Willow and Walnut. Paving areas are next to the conservatory, with a timber shed/pony stable to the rear which has power and light connected. The garden also backs onto fields at the rear.

Location

St James South Elmham is a small rural village with the nearby towns of Halesworth (6 miles) and Harleston (7 miles) away, providing many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarkets. Halesworth has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a thirty minute drive away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electric, water and drainage.

EPC Rating: C

Local Authority:

East Suffolk Council

Tax Band: F

Postcode: IP19 0HR

Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

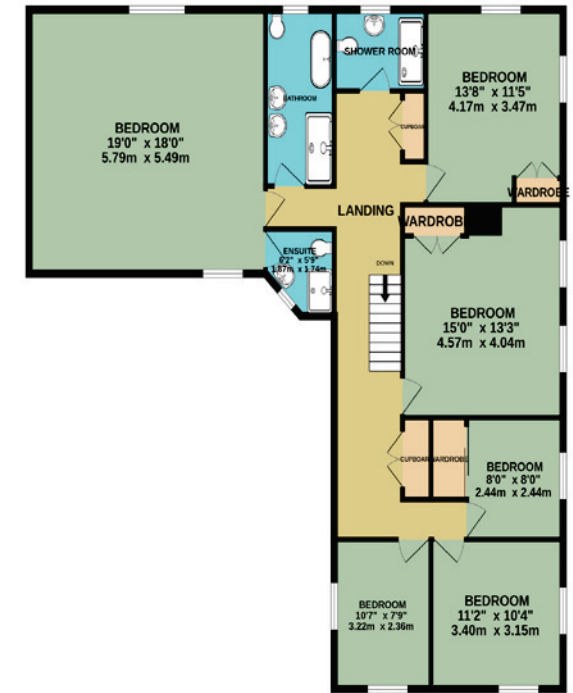
Vacant possession of the freehold will be given upon completion.

Guide Price £700,000

GROUND FLOOR
1508 sq.ft. (140.1 sq.m.) approx.



1ST FLOOR
1389 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 2897 sq.ft. (269.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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