



- Stunning Three Bedroom New Build Home
- Shower Room En-Suite to Bedroom One
- Far Reaching Views To The Rear Over Open Farmland

Woodlands Road, Ipswich, Suffolk, IP7 5LL

Asking Price Of £585,000

This ideally proportioned, detached, three bedroom new build property is situated on the edge of the charming village of Raydon with outstanding views over open fields to the rear. A sizeable garage to the front compliments the delightful approach and ample parking. Internally three spacious bedrooms a light landing on the first floor are complimented by the open plan kitchen/ dining living room and separate sitting room all enjoying views to the rear over the garden.





## Property Description

### 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 to ground floor and radiators to first floor. Oiled engineered Oak flooring to ground floor reception areas, Oak staircase with Oak 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

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.

### INTERNAL

Smooth painted ceilings, Cream finish to all woodwork.

### EXTERNAL

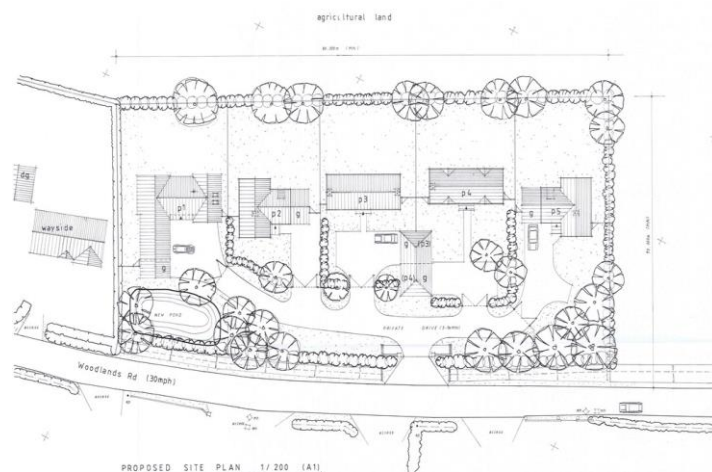
External lighting and power supply, Outside Water tap, External sandstone Paved Patio and pathways.

### ACCOMMODATION

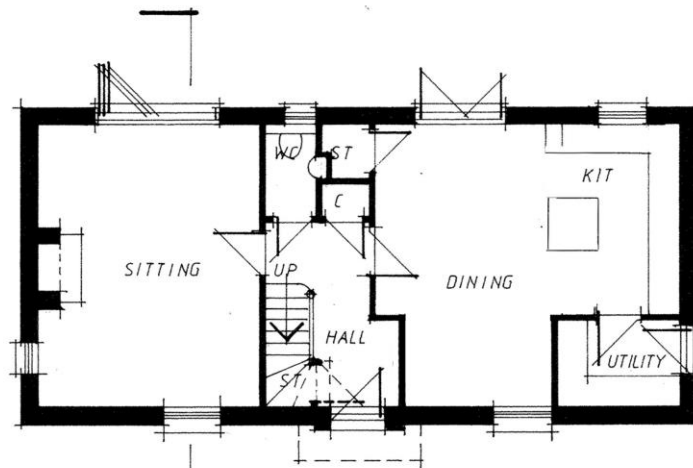
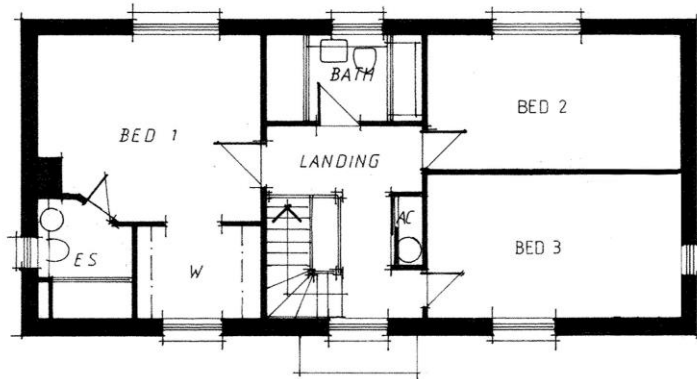
in total some 1475 square feet comprising on the first floor:

### BEDROOM ONE

13'03 x 12'03 window to the rear (North West), overlooking extensive farmland, open plan into the:



## FIRST FLOOR



## GROUND FLOOR

### EN-SUITE

7'02 x 4'10 window to the side (South West), stylish contemporary finish.

### BEDROOM TWO

15'08 x 8'10 window to the rear (North West) stunning views.

### BEDROOM THREE

14'05 x 8'05 dual aspect windows to the front (South East) and side (North East).

### FAMILY BATHROOM

10'07 x 4'10 window to the rear (North West), stunning family bathroom.

### LANDING

11'09 x 10'09 (max incl stairwell) window to the front, airing cupboard, and stairs returning to the ground floor:

### GROUND FLOOR:

#### HALLWAY

11'05 x 7'02 (max) part glazed entrance door from the front into this welcoming space with understair storage and cloaks cupboard. Doors to the sitting room, kitchen and:

#### CLOAKROOM

5'01 x 3'04 window to the rear

#### SITTING ROOM

17'09 x 13'02 triple aspect bi- folding doors to the rear terrace and garden, windows to the side and rear, feature fireplace.

#### UTILITY ROOM

7'04 x 5'00 part glazed door from the side, base units to the side.

#### KITCHEN/DINING ROOM

19'03 x 17'08 dual aspect window to the front, window and French doors to the rear terrace and garden, wonderful fitted shaker style kitchen with island unit, built in larder cupboard, door through to the:

#### 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**

to the rear the garden enjoys wonderful views over open farmland to the rear, generous terrace, defined fence boundaries and post and rail fencing to the rear boundary, gated side access. To the front, the property is accessed over a sizeable driveway from Woodlands Road providing ample parking space and framing the front elevation.

#### **DOUBLE GARAGE**

17'08 x 16'07 electric roller door to the front and opaque glazed window to the rear, power and light connected.

#### **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**

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