



- Air Source Heating Underfloor On The Ground Floor
- Shower Room En-Suite to Bedroom One
- Open Plan Kitchen Breakfast Room

Woodlands Road, Ipswich, Suffolk, IP7 5LL

Asking Price Of £585,000

This classically styled yet modern, 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 complements 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

Hansgrohe 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.

EXTERNAL

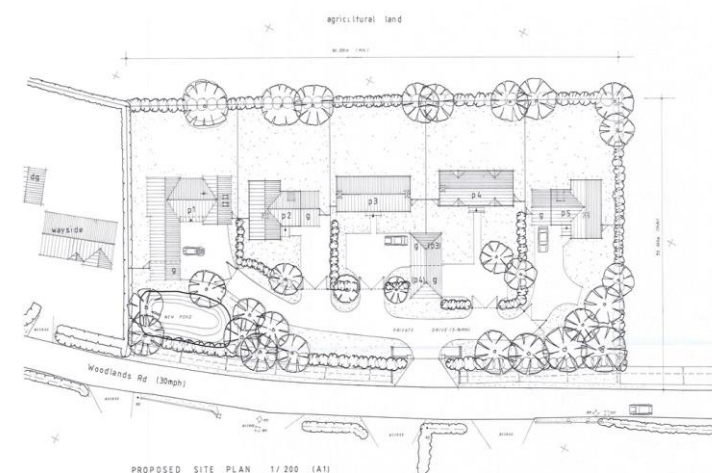
External lighting and power supply, Outside Water tap, External sandstone Paved Patio and pathways.

ACCOMMODATION

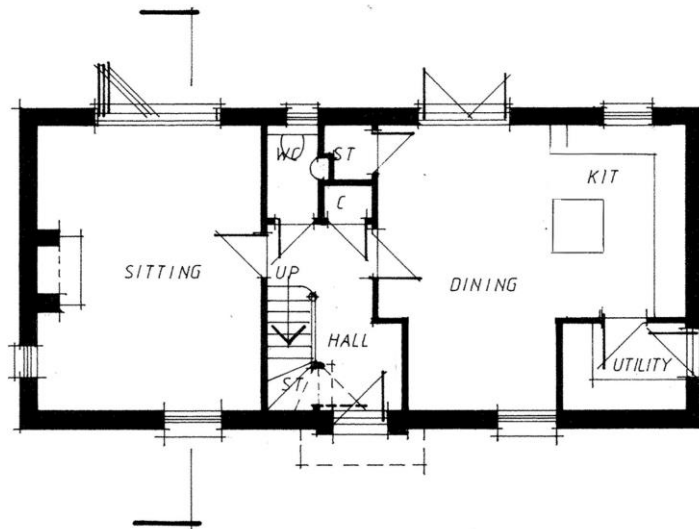
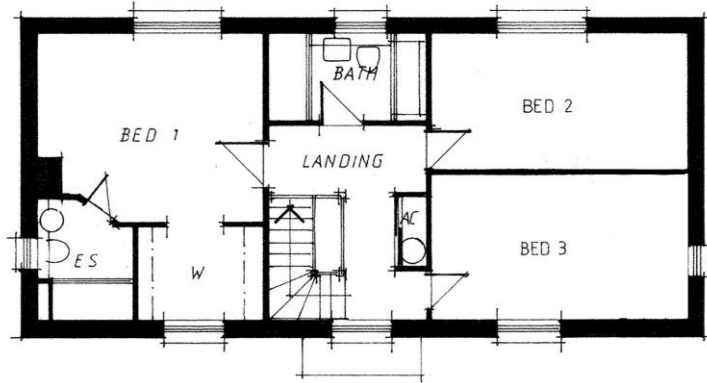
in total some 1475 square feet comprising on the first floor:

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 understairs 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, focal fireplace.

UTILITY ROOM

7'04 x 5'00 part glazed door form 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.

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

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AGENTS NOTE

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