



EH

EXQUISITE
HOME

A SUNNY DISPOSITION

Located in a charming rural village yet only a few miles from Ipswich and the A14 is this bright and spacious four bedroom, two bathroom bungalow-style property which enjoys a private and serene plot of around 1.5 acres and also the benefit of planning permission to extend. The property was originally built in the mid twentieth century and has been much improved by the current owners, who praised the layout of the property as being ideal for families and entertaining.





Entry into the property is into the hallway that includes a large cupboard for storing coats and muddy shoes. To the right, a door in the centre of the hallway opens into a spacious utility room that also opens through into a bright study. To the other side of the utility room is the fourth bedroom, currently in use as a sizeable playroom. This bedroom is located directly next to one of the two family bathrooms, which has been recently updated by the current owners with stylish fixtures and fittings, including a generous walk-in shower. This end of the hallway opens directly into the kitchen, which sits in the centre of the property and functions perfectly as the “hub of the home.” The kitchen includes a number of integrated appliances, including a double oven and microwave, dishwasher, gas hob and extractor fan, and there is space for a sizeable fridge/freezer. The current owners have enjoyed the spacious larder and convenient features of the kitchen, but their favourite feature has to be the large window in the open-plan breakfast room.

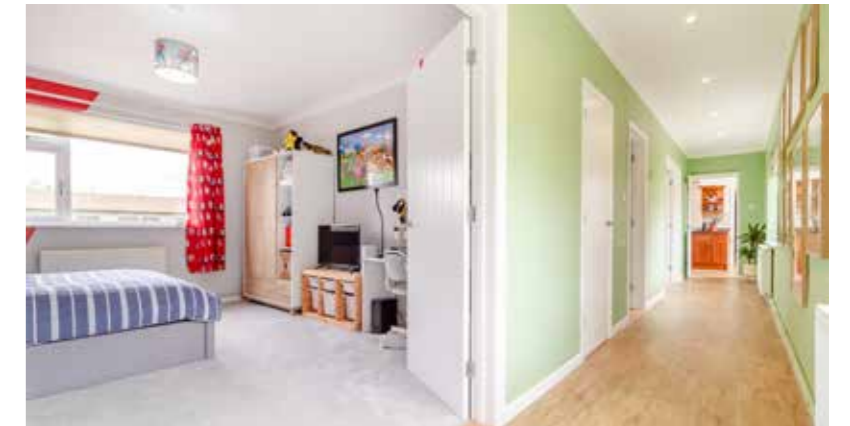
The kitchen opens on one side into the sizeable living area, which is essentially made up of three open spaces, allowing plenty of room to create a cosy sitting area in front of the fireplace and a more formal dining area near the entry to the kitchen, where French doors open onto a large rear terrace with plenty of room for an outdoor dining area. Also from the kitchen/breakfast room is a door that opens into the wide and bright bedroom corridor, where you’ll find three spacious bedrooms and a large family bathroom. The first set of double doors opens into the current principal bedroom, which enjoys a large window to the front of the property and built-in wardrobes. Next to this is the modern family bathroom, complete with beautiful tiling, a walk-in shower and a separate bath. The next bedroom is similar in size and shape to the principal bedroom, and the final bedroom along the hallway is the largest bedroom of all and enjoys two windows with an easterly and western aspect, with wonderful views of both the front and rear gardens. With a plot size of around one and a half acres, there is certainly no shortage of outside space with this property, and with the garden being completely enclosed with new fencing, the land is also a safe place for children and pets to play. ‘That was certainly one of the attractions for us,’ said the current owners, ‘the children love being outside; they love climbing the trees or flying their kites in the garden, and when we’ve had friends and family over for BBQs it’s been so nice to have all the space out there for everyone to run around in and enjoy.’ The property itself is situated far back from the quiet, residential road, enjoying a long private drive that runs alongside the first section of garden, mostly laid to lawn with a few trees lining the approach. To the front of the property is a large turning-circle style driveway, off of which is a detached garage and an enclosed patio area recently created by the current owners to create a second outdoor seating area. The sizeable plot includes a number of mature trees and plants, and an area to the far end of the garden which the current owners have kept largely wild apart from a winding path that meanders through meadows of wild flowers where the owners often find ‘hundreds of butterflies.’



Flooded With Light



“A favourite feature has to be the large window in the open-plan breakfast room. ‘It runs almost from the pitch of the vaulted ceiling down to the floor, and you can look all the way down the garden,’ an ideal view when watching children playing outside or just to sit at the table and enjoy with a cup of coffee.”



LOCATION

Also located in the garden is a sizeable outbuilding which includes two secure storage sheds and a fantastic home office which benefits from air conditioning and CAT-5 internet cabling (which can also be found in areas of the main house, as well). It's also worth noting that the property presently benefits from current planning permission for an extension to the rear of the property to create a larger open-plan kitchen/living/dining area. There is also planning permission in place (Reference: DC/22/00649) to create a one-bedroom self-contained annexe to the front of the property.

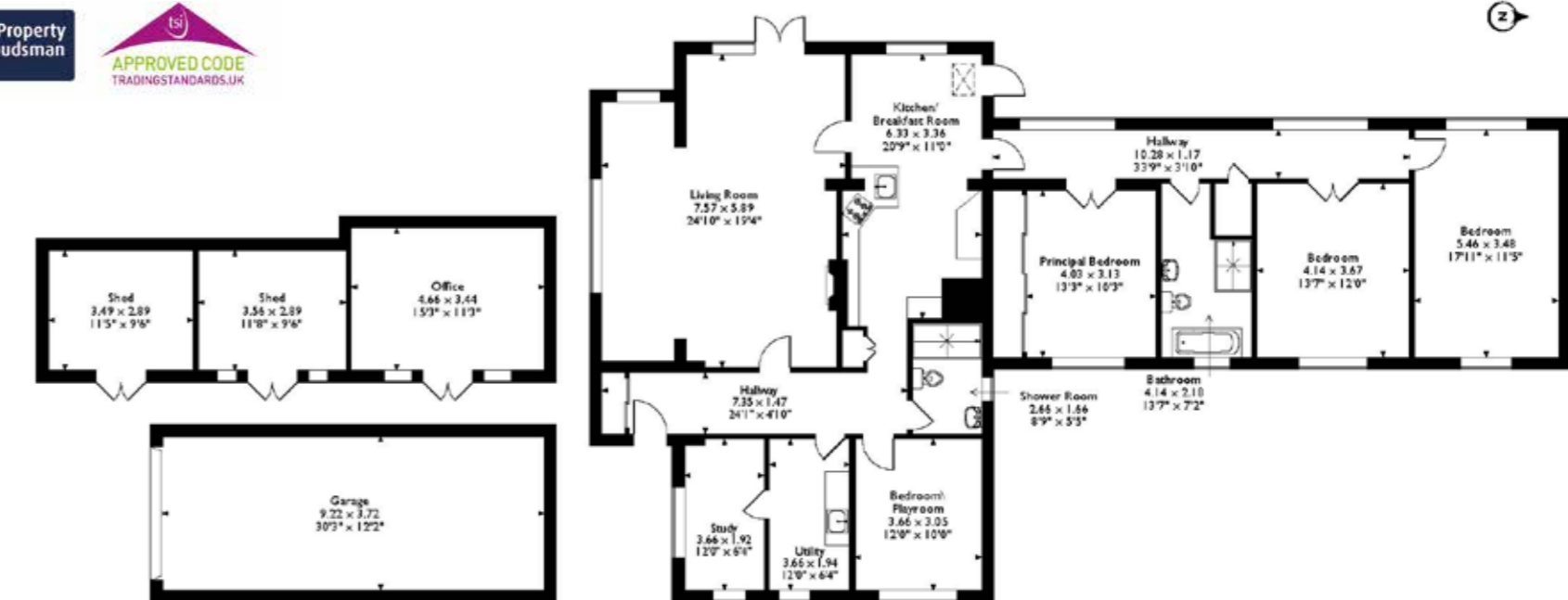
The village of Lower Somersham is described by the current owners as 'a really nice little village with lots of good walks that you can get to right from the front door, and within the village there is a community shop, a community pub, and the local primary school.' The village is ideally placed to enjoy some of the wonderful market towns found in this region of Suffolk, including nearby Needham Market, which is also the location of the nearest mainline train station. The station offers services to both Cambridge and to Ipswich, where trains going on to London's Liverpool Street Station reach the capital in as little as 70 minutes. The village also sits just a few miles to the west of the county town of Ipswich, where you'll find a number of leisure pursuits, parks and even the region's newest university, as well as a range of shops and restaurants, many of which can be found along the town's popular marina. The town also offers a range of wonderful independent schooling options, including The Ipswich School, which has been ranked as one of the top independent schools in the region.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		83 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Main House = 185 Sq M/1991 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Outbuilding = 37 Sq M/398 Sq Ft
 Total = 256 Sq M/2755 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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