

EH

EXQUISITE
HOME



Perfectly Placed...

This handsome detached house in a particularly peaceful part of Purdis Farm was built in 1995. The present owners have been the only occupants and were drawn to their house because of its wonderful location, proximity to the countryside and town and excellent transport links. The paved drive to the front of the property has enough room for at least five cars and looks east. Wonderful sunrises can be enjoyed from this part of the house and sunsets from the west-facing back garden. There is a green with a mature sycamore tree, birch trees, young oaks and a hedge to the front with no view of the road. Although part of an estate, the outlook is entirely rural. The front door opens into the light filled hallway with built in cupboard. To the right is the spacious lounge with natural light pouring through the large window. Over the years, this has always been the place where the family gather together to play games, chat, relax together and watch TV. It has a handsome fireplace with a gas supply and if desired, a fire could be put in. A pair of double doors lead to the dining room with its wooden floor, on trend pendant lighting and sliding patio doors on to the garden. This room has hosted many happy family Christmases and New Year celebrations, informal meals, dinner parties and get togethers. The layout lends itself to entertaining and the owners have enjoyed summer barbecues, children's parties, sleepovers and teenage parties with the doors flung open bringing the outside in. There is more than enough room for a large table and chairs.

To the left of the hallway is the integrated garage with power and light. At present, it is being used for storage, but following a precedent set by several of the neighbouring houses, it would be entirely possible to put in a window and convert it into a play room, home office, hobby room or extra reception room. The light, contemporary kitchen has cream units, a wooden floor, attractive white and green glass tiles on the walls, an integrated double oven, gas hob, porcelain sink and integrated dishwasher. When the owners' family were younger, they had a table and chairs in the kitchen for family meals and they have also installed more cupboards. Next door is a useful utility room with a second sink and plumbing for a washing machine. The ground floor accommodation is completed by a cloakroom.





Light and Airy First Floor...

The staircase rises to the generous wooden floored landing from which radiate four bedrooms and the family bathroom. The principal bedroom benefits from built in wardrobes and a smart en suite shower room with the same attractive feature tiles which are found downstairs in the kitchen, but in shades of aqua and white. The second bedroom also has built in wardrobes, making it ideal for a guest suite. The third bedroom is a good sized double while the fourth, currently in use as a home office, is a small double. The sleek three piece family bathroom has a bath with shower over, ideal for a quick shower before work or an indulgent soak at the end of the day.



LOCATION

Purdis Farm is built on heathland and the owners have utilised their natural environment by planning and building a lovely back garden with paving and gravelled surfaces and zoned seating areas. There are a number of raised beds, an olive tree, weeping larch, bottlebrush tree, a mature miniature palm, well established ferns, a maple which is green in summer and ruby red in the autumn, a fruitful grapevine which produces red grapes for wine and a number of carefully chosen perennials. The owners have planted up and planned their garden with great care and attention and often sit out enjoying the beautiful sunsets. They have added value with a storage shed and a summerhouse sourced from the Netherlands. With double glazing, extra thick walls and insulated floor and roof, it is currently used as a studio. A flexible space, it could equally serve as a home office or a hobby room. It enjoys lovely views over the garden with its many mature trees around the outside and complete privacy.

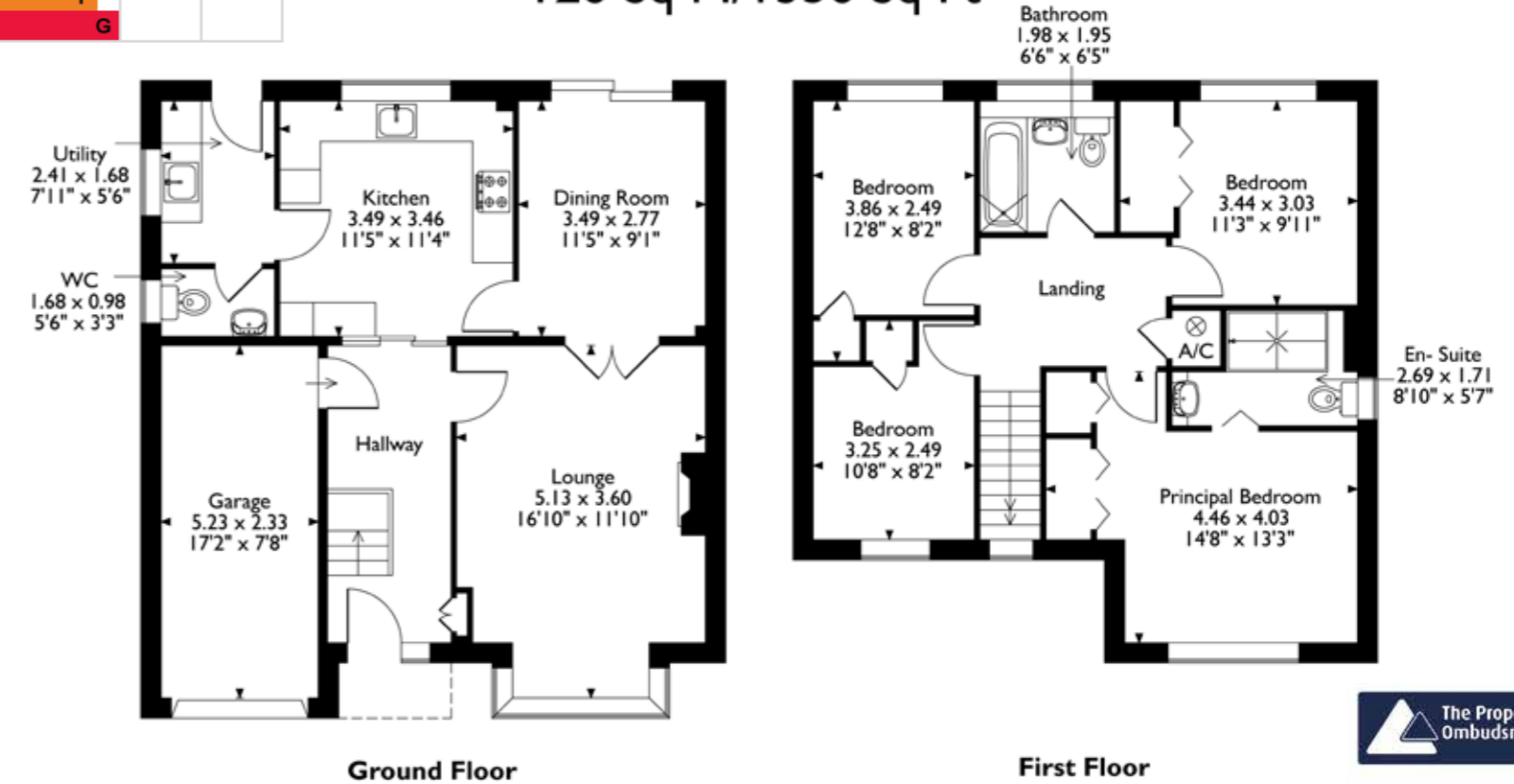
The neighbours are friendly and supportive and the house is in a wonderful location. A large Sainsburys is nearby and the many shops, cafes, pubs, restaurants, schools and open green spaces of Ipswich are a short drive away. Immaculate within and without, with plenty of off street parking, a low maintenance back garden and a light filled versatile interior, this perfectly placed family home ticks all the boxes.

One of the many attractions of Ipswich, Suffolk's county town, is that its suburbs border some truly outstanding and unspoiled open countryside. Perhaps nowhere is this more evident than to the east of the town, where beautiful pastoral acres stretch towards the Felixstowe Peninsula and on to Woodbridge. There are excellent transport links (the A12, A14 and regular fast trains from Melton, Woodbridge, Westerfield and Ipswich to London Liverpool Street), plenty of good schools, pretty villages and thriving towns. The civil parish of Purdis Farm, largely constructed in the nineteen eighties, encompasses the Suffolk County Showground, many acres of farmland, part of Ipswich Golf Club, Bixley Heath which is a Site of Special Scientific Interest, lots of heathland and parts of the Suffolk Sandlings Walk. It is a lovely place to live with plenty of wonderful views, a semi-rural feel and great links to nearby Ipswich with all its many amenities.



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

Approximate Gross Internal Area
126 Sq M / 1356 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.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk