



Grier & Partners
— LAND AND ESTATE AGENTS —

AURELIA HOUSE, WOODLANDS ROAD, RAYDON,
IPSWICH, SUFFOLK, IP7 5LJ
ASKING PRICE OF £675,000





INTRODUCTION

Situated overlooking open farmland to the rear, a near unique position for a new build property finished to an exceptional standard and specification throughout. With only a few touches left to finish the property, we highly recommend booking a viewing for this beautiful family home.

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

on the first floor:

BEDROOM ONE

13'11 x 12'01 Juliet balcony to the rear (North West)

EN-SUITE

9'02 x 4'00 window to the side (North East), shower cubicle, WC, hand wash basin

BEDROOM TWO

16'04 x 11'07 window to the front (South East)

BEDROOM THREE

10'09 x 9'03 window to the rear (North West)

BEDROOM FOUR

13'05 x 9'11 window to the rear (North West)





FAMILY BATHROOM

12'01 x 6'04 (max) window to side (North East), bath, WC, hand wash basin, shower cubicle

LANDING

10'07 x 8'04

GROUND FLOOR:

HALLWAY

11'03 x 7'05 entrance from the front

STUDY

8'09 x 5'09 window to the rear

CLOAKROOM

8'10 x 3'04 window to the front, WC, hand wash basin

SITTING ROOM

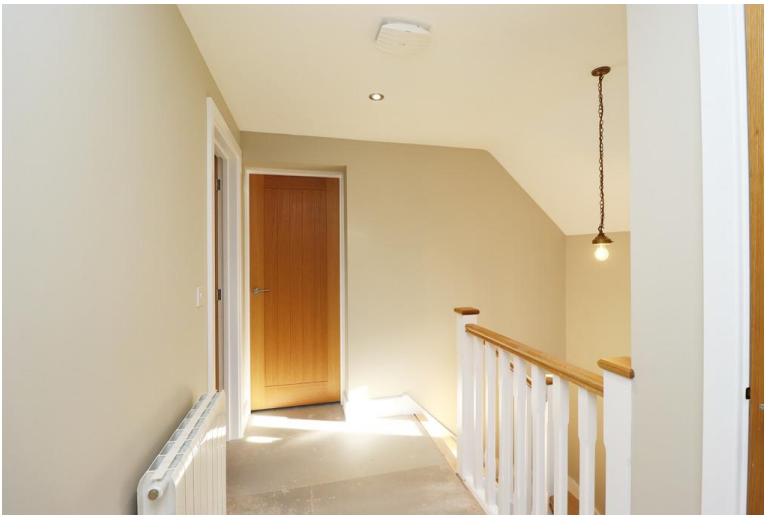
16'05 x 13'05 window to the front

UTILITY ROOM

6'04 x 5'03 window to the rear

KITCHEN DINING ROOM

17'05 x 16'05 windows to the side and bi fold doors to the garden



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

is to be laid to lawn with a sandstone patio and pathways, the garden is designed to make the very best of the stunning views to the rear overlooking open farmland with a post and rail fence to the foot of the garden and close board fencing to sides adjacent to another property.





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

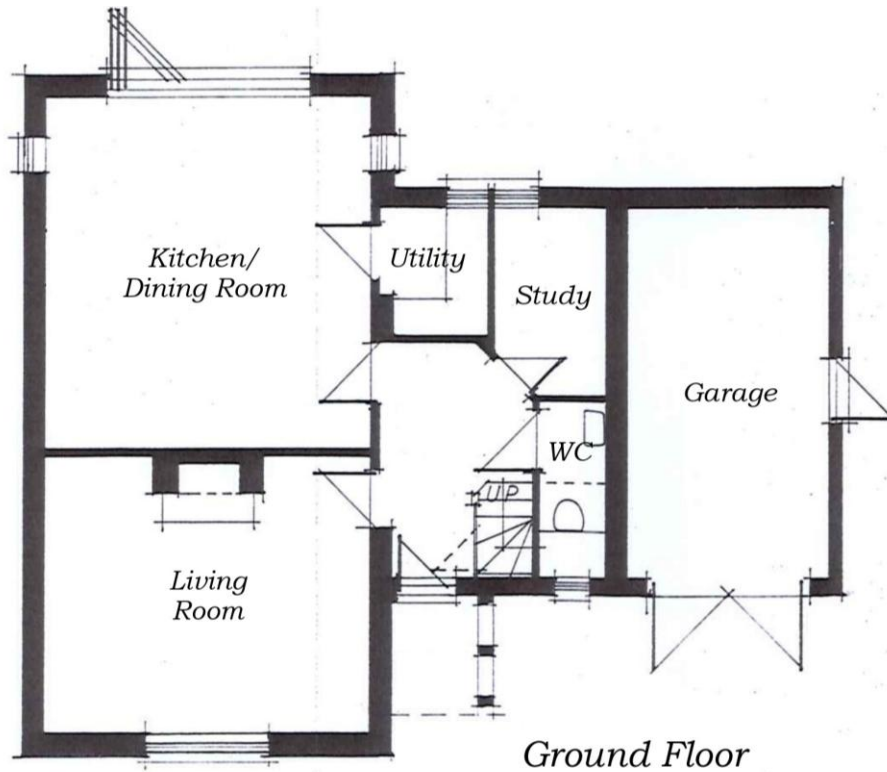
All furniture layouts shown are indicative only, are not included in the properties and should not be taken as an exact representation. Computer generated image shown is indicative, landscaping and surrounds may vary from illustration. Whilst all plans and images have been prepared for the assistance 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.



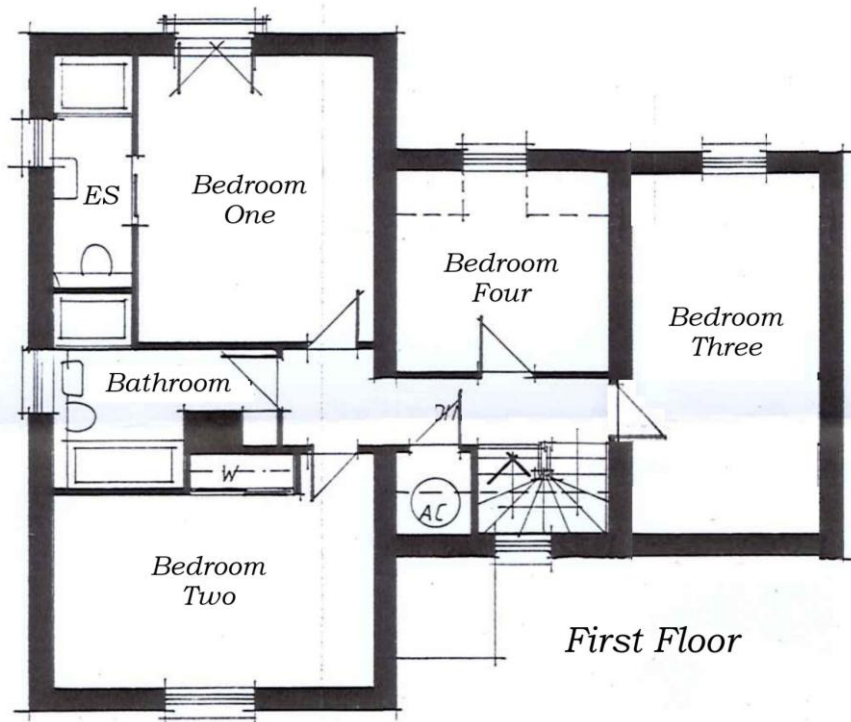
AGENTS NOTE

In accordance with the Estate Agency Act 1979 we declare that a member of the Grier & Partners team is related to a director of Harvest Homes Properties Ltd.





Ground Floor



First Floor