



# Trident House, Semer

Ipswich IP7 6HL

Guide Price £750,000

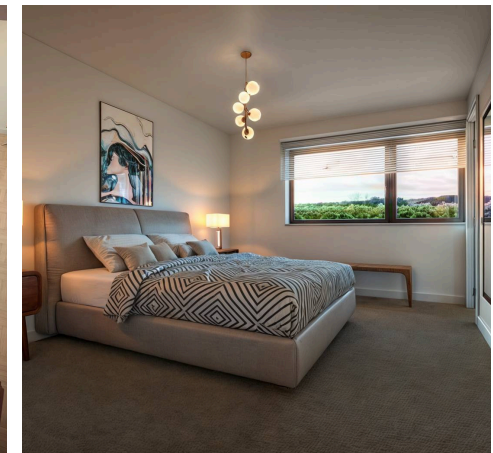
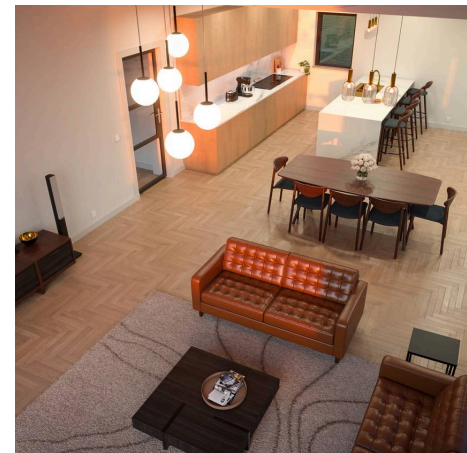
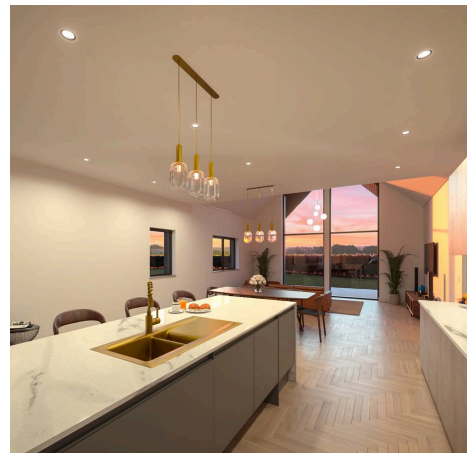
# Trident House Semer

A substantial and high quality property, sitting on the edge of the charming Suffolk village of Semer. Originally constructed in 2019 and used as office accommodation by the current owners. The property has recently been granted change of use by Babergh District Council, and is now to be converted to a high specification residential property with flexible and spacious accommodation.

The property benefits from an air source heat pump, aluminium windows and doors, porcelain tiled flooring and air conditioning providing cooling and heating throughout.

Full plans are currently being prepared to show the property as either 3 bedrooms with 2 en-suites and a dressing room, or 4 bedrooms with 1 en-suite single storey home that sits within large gardens and grounds measuring approximately  $\frac{1}{2}$  acre, that surround the property. The sitting room features a double height vaulted ceiling with a floor-to-ceiling glazed gable that provides far reaching views over the rolling countryside.

The property will be available to purchase as a fully completed and ready to move in new home, or alternatively, the current owner is prepared to negotiate with any buyer who wishes to purchase now, and complete the conversion to their own design and specification.



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Externally, the property is approached by a driveway that sweeps in off a minor country lane, and provides parking for numerous vehicles.

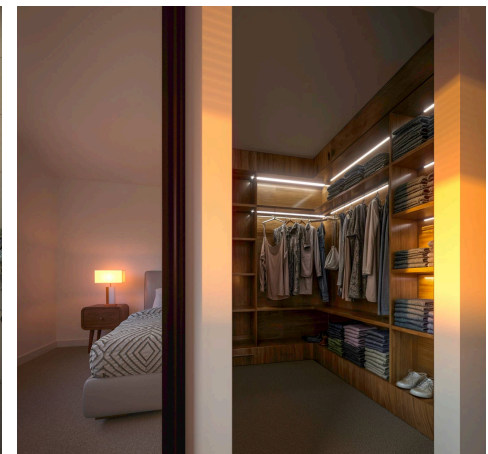
Electric car charging point connected.

Approx: 1650sqft

Council Tax band: TBD

Tenure: Freehold

Services: Mains electricity and water are connected, private drainage system.



# FROST

& P A R T N E R S

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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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