

Evergreen Close, Crowfield, Suffolk,
IP6 9GA
Asking Price £550,000

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- Attractive Detached House
- Four Bedrooms
- 20ft Sitting Room with Wood Burner
- Separate Study
- 19ft Kitchen/Breakfast Room
- Utility Room & Ground Floor Cloakroom
- Four-Piece First Floor Bathroom
- Refitted En-Suite Shower Room
- Detached Double Garage with Fully Boarded Loft
- Stunning Landscaped Rear Garden
- Air Source Heat Pump



Palmer & Partners are delighted to present this attractive four-bedroom detached family home, built in 2011 and completed by Landex Homes, in the idyllic village of Crowfield on an exclusive development of just four properties. This former show home has been beautifully maintained and comes with an air source heat pump, double-glazing, underfloor heating throughout the ground floor with radiators to the first floor, a stunning landscaped rear garden, and a detached double garage with fully boarded loft.

As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer. To the ground floor is an inviting entrance hall, cloakroom, dual aspect study, impressive 20ft dual aspect sitting room with wood burning stove, stunning 19ft kitchen/breakfast room, and a spacious utility room. On the first floor is a landing, generous master bedroom with en-suite shower room which was refitted approximately two years ago, three further bedrooms of which two are well-proportioned doubles, and a stylish four-piece family bathroom.

The delightful village of Crowfield lies approximately 8 miles north of Ipswich which provides direct rail links to London Liverpool Street station and the village itself offers local amenities including a village hall, church, and recreational ground with a village shop located in the nearby village of Coddenham. Surrounding Crowfield are beautiful walks through the stunning Suffolk countryside. Crowfield falls within the Debenham School catchment area.

Outside – Front: The garden is laid to lawn with well-stocked flowerbeds, while an Indian sandstone pathway leads to the front door and gated side access. An attractive canopy porch with courtesy lighting creates a welcoming entrance. In front of the garage is a brick-paved driveway providing off-road parking.
Detached Double Garage: Two electric remote-controlled doors, ample power sockets, and ceiling inset spotlights. There is a large loft which is fully boarded with a pull-down ladder and strip light within.
Entrance Hall: *15'4" x 6'5" (4.67m x 1.96m)* The inviting hallway has a double-glazed window to the front aspect, built-in cupboard with coat hanging space, laminate flooring with underfloor heating, ceiling inset spotlights, staircase rising to the first floor with understairs recess, and oak internal doors leading to:

Cloakroom: A two-piece suite comprising a low-level WC and space-saving hand wash basin with storage beneath and tiled splashback, along with laminate flooring, ceiling inset spotlights, and an extractor fan.
Study: *9'4" x 8'2" (2.84m x 2.5m)* A dual aspect room with double-glazed windows to the front and side, ceiling inset spotlights, and is carpeted with underfloor heating.
Sitting Room: *20'1" x 12' (6.12m x 3.66m)* The impressive dual aspect sitting room has a double-glazed window to the front and a set of double-glazed French doors opening onto an Indian sandstone patio in the rear garden, both of which are fitted with Hillarys electric voice activated and remote-controlled blinds. There is a wood burning stove on a slate hearth, ceiling inset spotlights, and a feature chequered carpet with underfloor heating.





Kitchen/Breakfast Room: *19'2" x 13'6" (5.84m x 4.11m)* The stunning kitchen/breakfast room has three double-glazed windows to the rear aspect and a set of double-glazed French doors opening onto an Indian sandstone patio in the rear garden, with the French doors and adjoining windows being fitted with Hillarys blinds. There are a range of contemporary eye and base level cupboards and drawers with quartz work surfaces and matching upstands, and an undermount Shaws 1897 butler sink. The dishwasher is integrated with space for a Smeg electric cooker (might be available under separate negotiation) with metro tile splashback and a built-in Aga extractor hood above which will remain, and space for American-style fridge freezer (might be available under separate negotiation). There is laminate flooring with underfloor heating, a peninsular island incorporating a breakfast bar with storage beneath, ceiling inset spotlights, ample space for a table and chairs, and an oak internal door into:

Utility Room: *9'5" x 5'9" (2.87m x 1.75m)* The utility room provides a range of contemporary eye and base level cupboards, oak work surfaces and matching upstands, and an undermount sink. There is space and plumbing for a washing machine with further appliance space, tiled flooring with underfloor heating, ceiling inset spotlights, and a double-glazed door opening out to the rear garden.

First Floor Landing: Access to the loft and doors leading to the bedrooms and bathroom.

Master Bedroom: *16'5" x 12' (5m x 3.66m)* Double-glazed window to the front aspect with far reaching field views, two radiators, built-in double wardrobe, and a door leading to:

En-Suite Shower Room: The en-suite was refitted approximately two years ago and has a stylish three-piece suite comprising a shower enclosure with rainfall showerhead, low-level WC and a feature circular basin on a vanity unit with storage beneath and decorative tiled splashback. There is a wall-mounted mirrored vanity unit, electric towel rail, decorative tiled flooring, an extractor fan, and a double-glazed opaque window to the rear aspect.

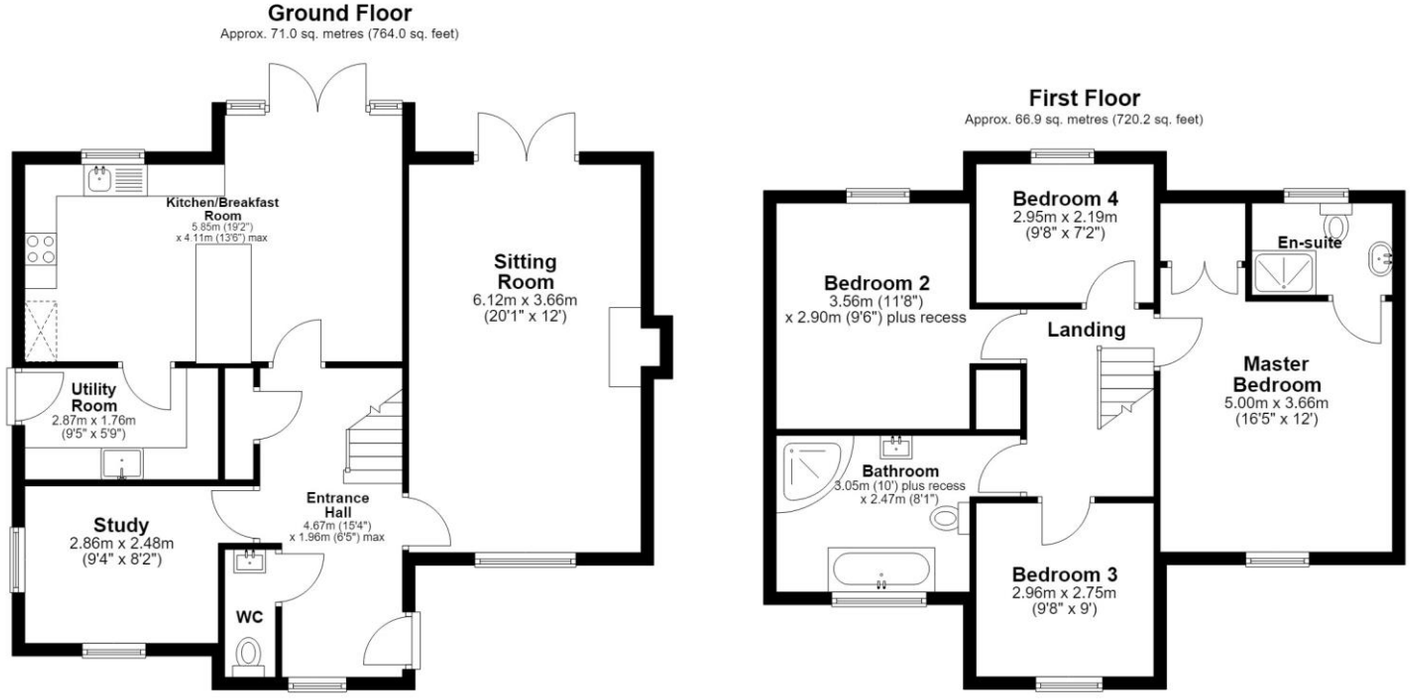
Bedroom Two: *11'8" x 9'6" (3.56m x 2.9m)* Double-glazed window to the rear aspect with field views and a radiator.

Bedroom Three: *9'8" x 9' (2.95m x 2.74m)* Double-glazed window to the front aspect and a radiator.

Bedroom Four: *9'8" x 7'2" (2.95m x 2.18m)* Double-glazed window to the rear aspect with field views and a radiator.

Family Bathroom: *10' x 8'1" (3.05m x 2.46m)* A stylish four-piece suite comprising a freestanding bath with shower attachment, corner shower enclosure with rainfall showerhead, low-level WC and vanity hand wash basin with drawers beneath. There is a towel rail, tiled floor and walls, ceiling inset spotlights, an extractor fan, and a double-glazed window to the front aspect.

Outside – Rear: The beautifully landscaped rear garden is particularly private and fully enclosed by panel fencing. There are two lawned areas separated by an extensive Indian sandstone patio which is a fantastic space for alfresco dining. The garden features a custom-built shed with power and light connected, well-stocked flowerbeds and slate borders, and an outside tap, light and double power socket.



Total area: approx. 137.9 sq. metres (1484.2 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: NA





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