

HALCYON HOUSE
CREETING ST MARY, NR IPSWICH, SUFFOLK

JACKSON-STOPS

HALCYON HOUSE
ALL SAINTS ROAD, CREETING ST MARY, NR IPSWICH, SUFFOLK IP6 8NQ

TOTAL APPROX. FLOOR AREA 3,002 SQ FT / 279 SQ M

A striking, contemporary home, maintained to a very high standard, with an abundance of eco features in an ideal village setting



DISTANCES

- Needham Market – 1.5 miles
- Stowmarket – 4.5 miles
- A14 – 2.5 miles
- A140 – 1.5 miles
- Ipswich - 10 miles (London Liverpool Street station 70 mins)

FEATURES

- Detached modern home accessed from a shared private drive off All Saints Road
- Semi-rural village setting
- Totally bespoke build by the current owners to an incredibly high standard
- Exceptional quality kitchen with a range of high-end integrated appliances
- 5 bedrooms & 3 bathrooms
- A multitude of eco features including solar panels, heat recovery system, air source heat pump, rainwater harvesting system & underfloor heating to ground & first floor
- Beautifully landscaped, south-west facing garden with hot tub room
- Garage & driveway with parking for several vehicles

Guide Price: £750,000



THE PROPERTY

Halcyon House was built by the current owners to an exceptionally high bespoke standard and is nestled along a quiet lane in a semi-rural village setting. The property offers beautifully proportioned, high-specification accommodation arranged over three floors, with striking glass elevations that floods the interior with natural light.

The ground floor centres around an expansive open-plan kitchen, dining and sitting area, featuring an impressive range of integrated appliances. These include two-drawer dishwasher and fridge units, a double oven, integrated microwave, steam oven, fridge/freezer, a Domino induction hob, with an additional gas ring, a Teppanyaki hob, hot tap, and a sink waste disposal unit. Large aluminium bi-fold doors open seamlessly onto the garden. A separate vaulted family room with a gas fire provides a cosy space to relax, while a utility room, cloakroom, and study complete the ground floor.

Upstairs, the principal suite is a standout feature, with a vaulted ceiling, fully fitted dressing room, and a luxurious en suite with twin sinks. A large apex window offers lovely views over the garden. Two further bedrooms on this floor share a stylish Jack and Jill bathroom. The top floor provides two additional double bedrooms and a well-appointed shower room.

The home is equipped with a central built-in vacuum system and air conditioning to the main living areas and principal bedroom. Sustainability has been carefully considered, with features including a mechanical ventilation and heat recovery system, 14 solar panels, a rainwater harvesting system with a 5,000-litre underground tank, and a water softener - creating an energy-efficient, low-carbon home. Fibre broadband is also installed, making it ideal for modern home working.







OUTSIDE

The south-west facing garden has been beautifully landscaped, offering a fabulous patio area perfect for entertaining and dining alfresco, with a further decking/pergola area. There is an established lawn and beds with a range of shrubs, fruit trees and palm tree. There is a hot tub room, with the hot tub available by separate negotiation. To the front, the property has a shingle driveway with ample parking as well as a single garage with remote controlled electric door, with rear manual doors.

LOCATION

Situated within reach of both Needham Market and Stowmarket, Halcyon House is well provided for with local shopping facilities, as well as a doctors surgery in Needham Market and can take advantage of the larger towns of Ipswich and Bury St Edmunds, both of which provide a wide range of educational and recreational facilities, together with a more comprehensive shopping choice.

The area is within the Debenham High School catchment area which is rated as outstanding by Ofsted. The commuter can take advantage of mainline services from Stowmarket or Ipswich to London and there are further transport links within easy reach including the A12 to London, the A140 to Norwich and the A14 to Bury St Edmunds and Cambridge.







DIRECTIONS (IP6 8NQ)

From Ipswich proceed westbound on the A14 and take the turning towards Diss and the B1078 and proceed straight over the next roundabout towards Needham Market. After just over half a mile turn right onto Flordon Road, and then again right after half a mile onto All Saints Road where the property is situated just after the church on a small lane on your right before you reach Church Close.

What3words: ///reason.unroll.deferring

PROPERTY INFORMATION

Services: Mains water, electricity and drainage are connected. Air Source Heat Pump underfloor heating to ground and first floor. Private gas for a hob and the fire in the living room.

Mobile: Ofcom reports a good mobile signal from the main providers at the property.

Broadband: Fibre broadband is available at the property and Ofcom reports superfast broadband is available at the property.

EPC: C

Council Tax: Band F. Mid Suffolk Council.

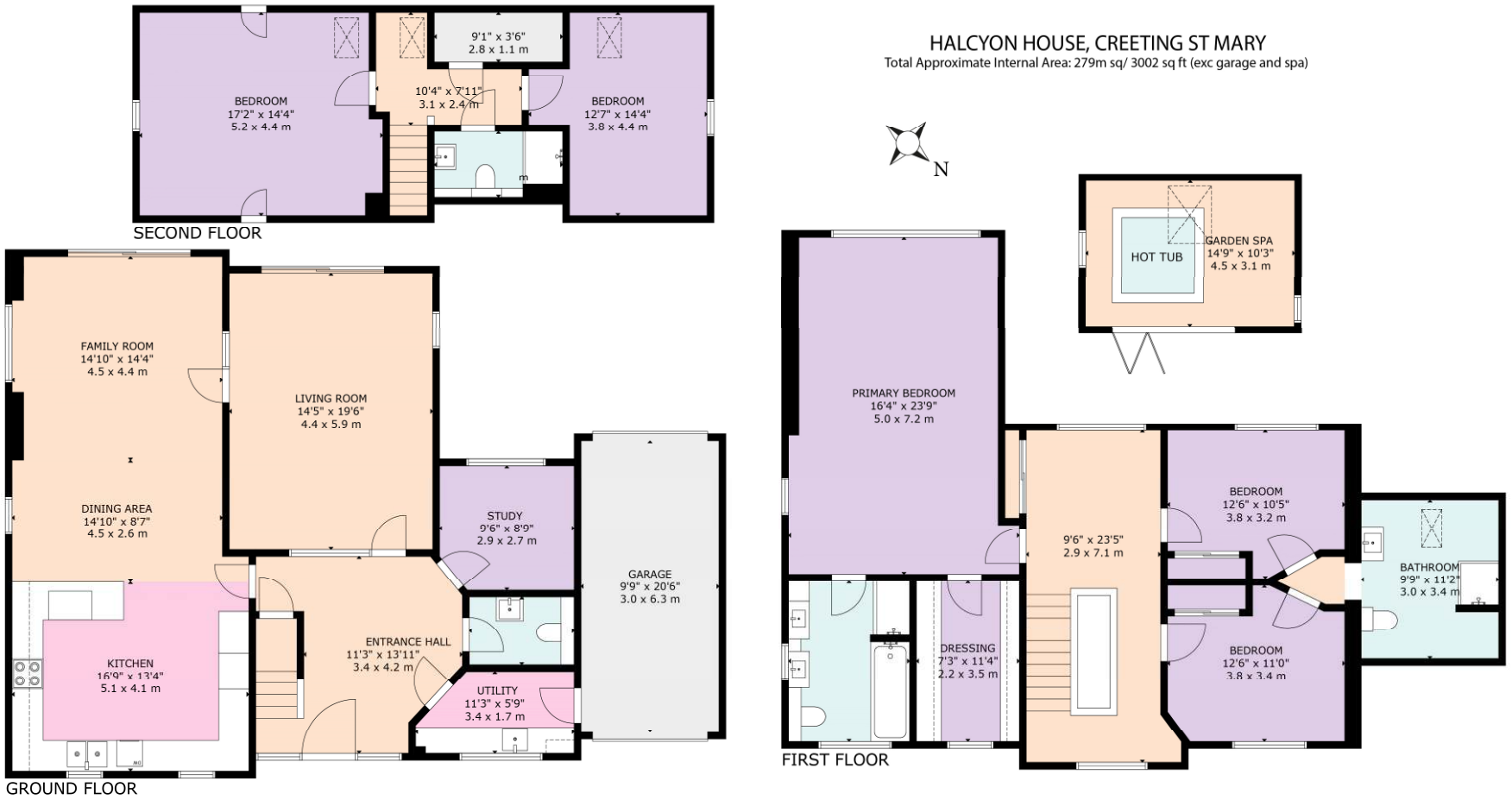
Tenure: Freehold with vacant possession at completion.

Fixtures and Fittings: Items regarded as fixtures and fittings, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewings: By appointment with Jackson-Stops
Tel. 01473 218218.

HALCYON HOUSE, CREETING ST MARY

Total Approximate Internal Area: 279m sq/ 3002 sq ft (exc garage and spa)



EXCLUDED AREAS: GARAGE: 19 m²/200 sq ft, SPA: 14 m²/152 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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