



Ipswich,
£900,000



GRACE
ESTATE AGENTS



- High Specification Detached House Built In 2018
- First Time That This Beautiful Property Has Been Marketed Since The Renovation In 2018
 - Desirable Location
 - Open Plan Living
 - Modern Kitchen/Dining Area
- Separate Staircase Leading To Bedroom Two, Perfect Opportunity To Convert Into An Annex
 - Double Garage
 - Downstairs Shower Room
- Three Ensuites And Two Juliet Balconies Included With The Two Main Bedrooms
 - Integrated Log Burner

GRACE ESTATE AGENTS are delighted to present this beautiful five bedroom detached house built in 2018 and offering over 3,500 sq. ft. of beautifully designed living space, this exceptional modern property is located in the sought-after village of Witnesham. Completed to an excellent standard and benefiting from a 10-year new homes warranty, this home combines contemporary style with impressive energy efficiency.

The ground floor features expansive open-plan living, flooded with natural light and perfect for modern family life. The property offers five generous bedrooms, including three en-suites and two Juliet balconies that enhance the sense of space and connection to the outdoors.

Bedroom Two presents a rare opportunity for flexible living: with its own staircase and disabled-access door, it can easily be converted into an annex—ideal for multigenerational living, guests, or independent accommodation.

Designed with comfort and efficiency in mind, the home includes predominantly triple glazing, underfloor heating, and ample off-road parking for multiple vehicles.

Entrance Hall

12'3" x 13'11" (3.75 x 4.26)

Underfloor heating, wall lights, oak staircase with glass balustrades and two double glazed Velux windows.





Kitchen/Dining Room
14'4" x 15'3" 13'5"x.255'10" 6'7" x 14'9" (4.39 x 4.66
4.09x.78 2.02 x 4.51)
Underfloor heating, two single integrated Neff ovens, (one of which is a microwave) integrated full length fridge, single bowl sink with mixer tap and side drainer. Integrated dishwasher, ceiling down lights, double glazed windows and double glazed sliding doors to rear aspect. Matching eye level and base units with Corian worktops over, kitchen island with integrated hob and extractor over, integrated wine cooler, plate warming drawer, integrated log burner that is visible from the living room and kitchen diner. Space for a large dining table, open plan living with a partitioned wall separating the kitchen/dining area from the living room.

Living Room
15'7" x 24'4" (4.76 x 7.43)
Triple glazed windows to side and front aspect, sliding door from the rear aspect, underfloor heating and tiled style flooring.

Utility Room
9'0" x 16'9" (2.75 x 5.13)
Space for double fridge freezer, together with a full length integrated freezer, single bowl sink with mixer tap and side drainer. Matching eye level and base units with Corian worktops over, triple glazed windows to rear aspect, space for washer, space for dryer, triple glazed door to side aspect, underfloor heating and tiled flooring.

Shower Room
6'11" x 8'11" (2.11 x 2.74)
Vanity unit with hand wash basin, low level wc and tiled splash back. Walk in shower with wall mounted shower and shower on a riser rail. Underfloor heating, tiled style flooring, triple glazed window to side aspect and access to the utility room.

Cloak Room
5'5" x 4'2" (1.66 x 1.28)
Vanity unit with hand wash basin, low level wc and tiled splash back. Underfloor heating and tiled style flooring.



Study

7'2" x 10'11" (2.19 x 3.34)

Triple glazed window to side aspect, underfloor heating and tiled style flooring.

Storage cupboard

4'11" x 4'11" (1.5 x 1.5)

Partly shelved storage cupboard, louvre door leading to the front access.

Ground Floor Hallway

Access to kitchen/dining room, shower room, cloak room, study, double garage, stairs leading to bedroom two, storage cupboard, entrance hall and stairs leading to the first floor landing.

Double Garage

24'7" x 14'11" (7.51 x 4.57)

Two electric roller doors, power to the garage, high level window serving the width of the garage, control room cupboard with heating equipment in. Double doors leading to workroom with a utility sink. Access to the house through an internal door.

Bedroom Two

24'10" x 14'0" (7.58 x 4.29)

Six triple glazed Velux windows to side aspects, triple glazed windows and French doors leading to a Juliet balcony. Two radiators, built in storage units, laminate flooring leading to carpet and access to kitchenette.

Kitchenette

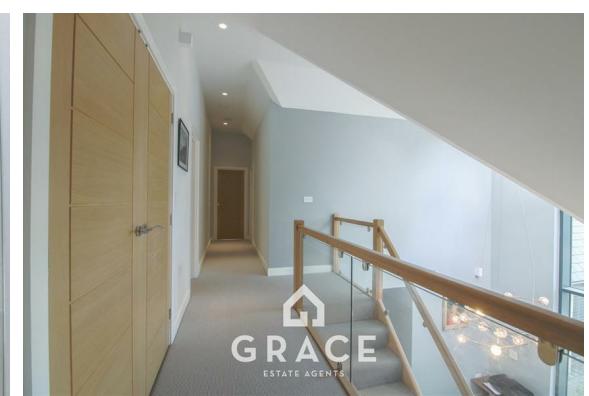
6'6" x 5'11" (1.99 x 1.82)

Triple glazed Velux window to side aspect, space for fridge, single bowl sink with side drainer and mixer tap. Access to Ensuite.

Ensuite

7'3" x 5'11" (2.21 x 1.82)

Heated towel rail, tiled style flooring, hand wash basin with mixer tap, low level wc, corner shower with wall mounted shower and shower on a riser rail.



Bedroom One

19'9" x 14'3" (6.02 x 4.35)

Triple glazed windows and French doors to rear aspect, leading to a Juliet balcony. Radiator, built in wardrobes, access to the dressing room which flows into the ensuite. In addition there are four double glazed Velux windows.

Ensuite

4'11" x 5'6" (1.50 x 1.70)

Heated towel rail, tiled style flooring, hand wash basin with mixer tap, low level wc, corner shower with wall mounted shower and shower on a riser rail. Double glazed Velux window to rear aspect.

Bedroom Three

14'7" x 11'9" (4.47 x 3.60)

Double glazed Velux window to rear aspect, triple glazed window to side aspect, radiator, built in wardrobe and access to the ensuite.

Ensuite

6'8" x 7'5" (2.04 x 2.27)

Double glazed Velux window, heated towel rail, tiled style flooring, low level wc, hand wash basin with mixer tap, corner shower with wall mounted shower and shower on a riser rail.

Bedroom Four

12'8" x 10'4" (3.88 x 3.17)

Triple glazed windows to side and front aspect, radiator and built in wardrobe.

Bedroom Five

14'7" x 9'6" (4.45 x 2.92)

Double glazed Velux window to rear aspect, triple glazed window to side aspect, radiator and built in wardrobe.

Family Bathroom

11'9" x 8'0" (3.60 x 2.46)

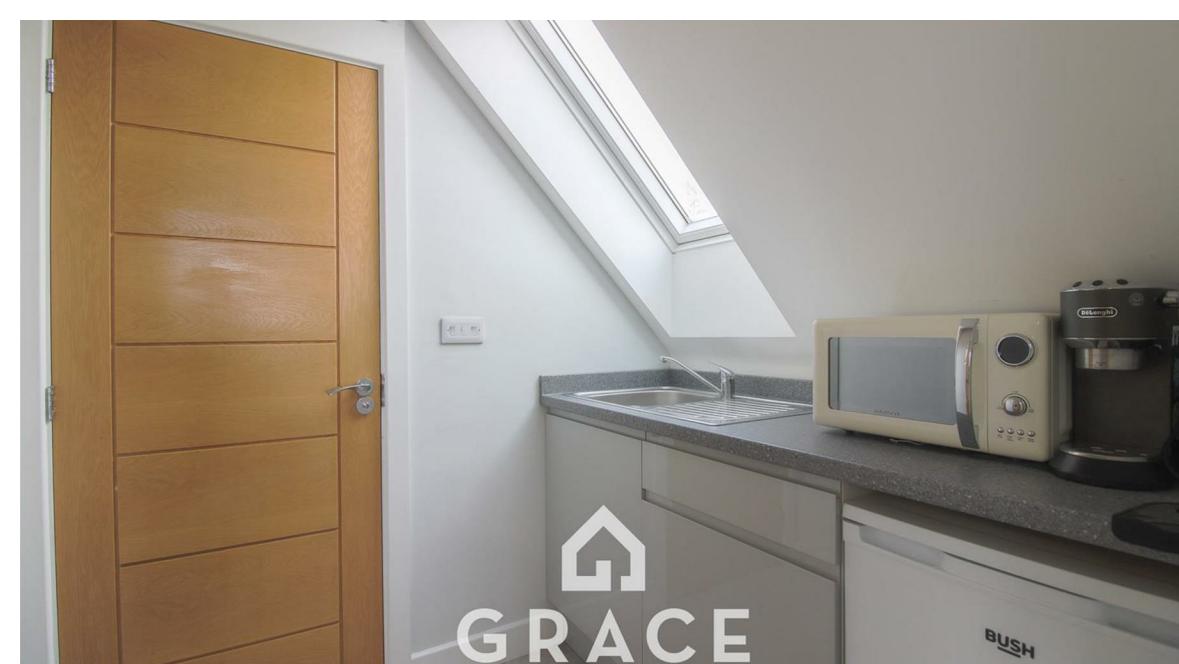
Heated towel rail, low level wc, hand wash basin with mixer tap, panelled bath with mixer tap, corner shower with sliding shower screen, mounted shower and shower on a riser rail. Tiled style flooring and triple glazed Velux window to front aspect.

Rear Garden

Patio area from the rear of the house leading to a raised lawned area.

Double wooden gate leading to the front of the property, large garden shed at the rear of the garden with electric and lighting, outdoor garden pergola on the patio area. Double doors and single access door leading to garden. Ten fully working solar panels and brick building with a slate roof used as a wood store/storage.



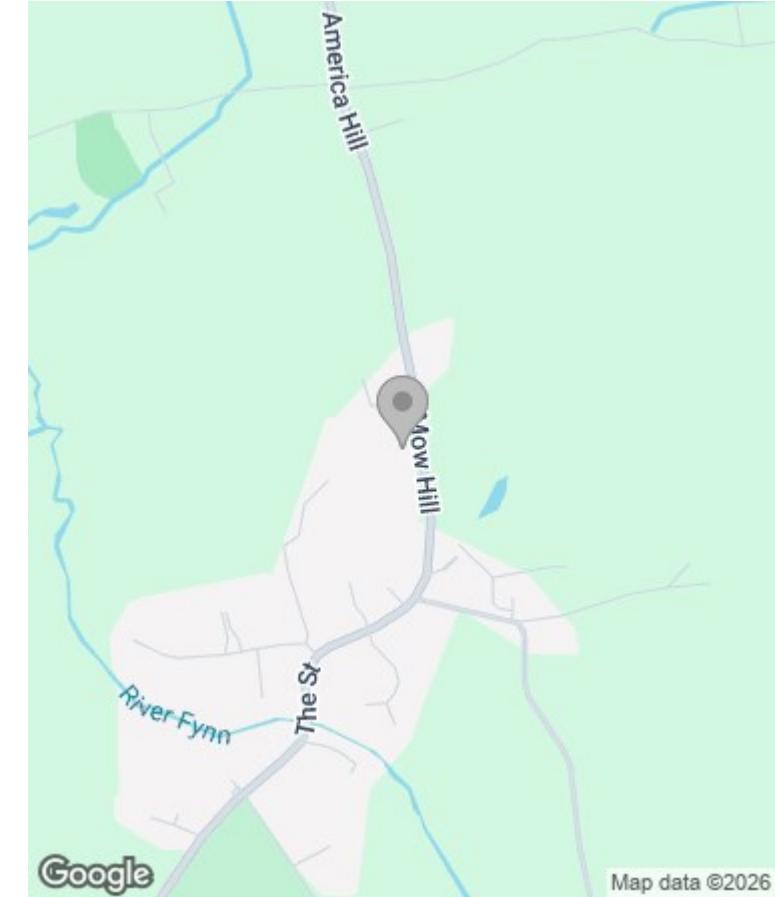




GROUND FLOOR
1990 sq.ft. (184.9 sq.m.) approx.



1ST FLOOR
1660 sq.ft. (154.2 sq.m.) approx.



TOTAL FLOOR AREA : 3651 sq.ft. (339.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	84
(69-80)	C	85
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	