



3 Evergreen Close | Crowfield | IP6 9GA

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

3 Evergreen Close, Crowfield, Suffolk, IP6 9GA

“An immaculately presented & spacious four bedroom, modern detached family house with delightful countryside views, proportionate wraparound gardens, a detached double garage & off-road parking.”

Description

An outstanding example of a modern, four bedroom detached family house offered in immaculate condition and boasting spacious and thoughtfully designed living accommodation arranged over two floors.

Other notable benefits include ample off-road parking, detached double garage and proportionate wraparound gardens bordering delightful open countryside.

About the Area

Crowfield is a delightful village situated approximately 8 miles north of Ipswich offering a village hall, recreational ground, a public house and church. The nearby village of Coddenham offers a village store and further everyday amenities can be found in the village of Debenham. Within the parish of Crowfield are some fantastic walks over the beautiful countryside and there is easy access to the A140 to Norwich (north) and to the A14 and Bury St Edmunds and Cambridge (south). Stonham Primary School is approximately 1.7 miles distant and Debenham High School is approximately 3.8 miles. Nearby rail stations can be found at Needham Market, Stowmarket and Ipswich.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy entrance with window to side aspect, spotlights, stairs rising to the first floor, door to understairs cupboard, storage cupboard with cloak hanging space, hardwood flooring and doors to:

Sitting Room Approx 20'1 x 12'1 (6.1m x 3.6m)

Magnificent light and airy space with triple aspect windows to either side and front aspect, feature inset with wood burning stove on a tiled hearth with bressummer over and spotlights.

Cloakroom

White suite comprising w.c, hand wash basin with storage under, spotlights and extractor.

Study Approx 11'8 x 8'2 (3.6m x 2.5m)

Ideally placed as a 'work from home' space, this inviting area of the property benefits from double aspect windows as well as spotlights and could also double up as a ground floor bedroom if required.

Kitchen/Dining Room Approx 19'6 x 10'2 (5.7m x 3.1m)

Generous open-plan space with French doors to the side opening onto the terrace and



incorporating a substantial dining area leading to a luxuriously fitted kitchen. The kitchen is fitted with a matching range of wall and base units with granite worktops over and inset with one and a half bowl stainless steel sink and chrome mixer tap. Integrated appliances include oven and grill, Bosch four ring halogen hob with extractor over, fridge/freezer, dishwasher and water softener. Feature island with granite worktops and further storage under, spotlights, window to rear aspect and door to:

Utility Room Approx 7'1 x 5'8 (2.1m x 1.7m)

Fitted with matching base units with granite worktops over and inset with stainless steel sink and chrome mixer tap. Space under for white goods, cloak hanging space, tiled flooring, spotlights, personnel door to rear opening onto the terrace and door to airing cupboard housing hot water cylinder and incorporating storage shelving.

First Floor Landing

With access to loft, door to storage cupboard with shelving and cloak hanging space and doors to:

Master Bedroom Suite Approx 12'1 x 11'5 (3.6m x 3.5m)

Delightful double room with window to side aspect and door to:

En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, tiled walls, frosted window to front aspect, spotlights, heated towel rail and extractor.

Bedroom Two Approx 12'1 x 10'3 (3.6m x 3.1m)

Double room with window to side aspect with countryside views and door to:

En-Suite Shower Room

Striking terracotta tiling with luxuriously appointed white suite comprising w.c, notably wide hand wash basin with storage under, tiled shower cubicle, heated towel rail, frosted window to side aspect, spotlights, tiled flooring and extractor.

Bedroom Three Approx 12'1 x 9'5 (3.6m x 2.9m)

Double room with window to side aspect.

Bedroom Four Approx 9'7 x 9'2 (2.9m x 2.8m)

Versatile bedroom space which is currently used as study area. Window to side aspect.

Family Bathroom

Stylish white suite comprising w.c, hand wash basin with storage under, panel bath with shower attachment, tiled walls, feature wall, tiled flooring, spotlights, window to side aspect with countryside views and extractor.

Outside

Juniper House is enviably located in a tucked away position towards the end of a thoughtfully designed Close comprising of a collection of detached executive style houses and is accessed over a shared entrance way, which in turn leads to a private drive providing ample off-road parking as well as giving access to the detached double garage, however one of the bays being open and the other with electric door and power connected.



The wraparound gardens are proportionate and private in nature as well as bordering delightful rolling farmland and incorporating a terrace abutting the rear of the property as well as well-tended and much improved allotment area. Tucked neatly behind the garaging is a private sun terrace. The boundaries are defined by panel and picket fencing for the most part.

Local Authority
Mid Suffolk District Council

Council Tax Band – D

Services
Mains water, drainage and electricity. Air Source Pump Heating with underfloor heating the the downstairs.

21/05/2024, 10:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
3 Evergreen Close Crowfield IPSWICH IP6 9GA	Energy rating	Valid until:	13 October 2032
	C	Certificate number:	9010-2629-7302-2992-1925
Property type	Detached house		
Total floor area	142 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be A.

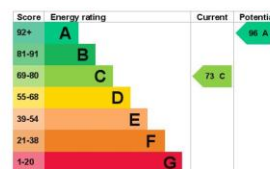
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60











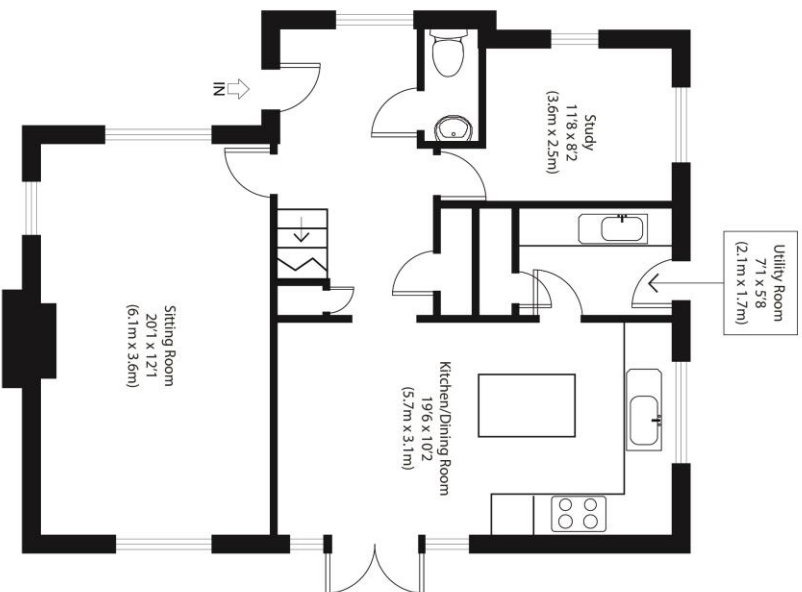
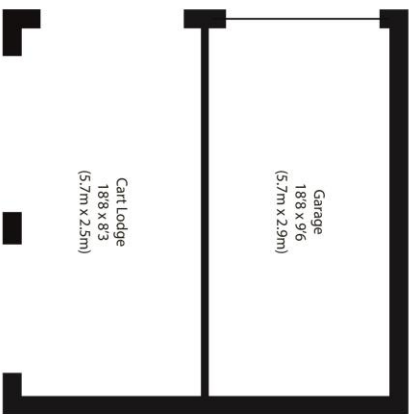
Approximate Gross Internal Area

Main House 1430 sq ft (133 sq m)
Outbuilding 335 sq ft (31 sq m)

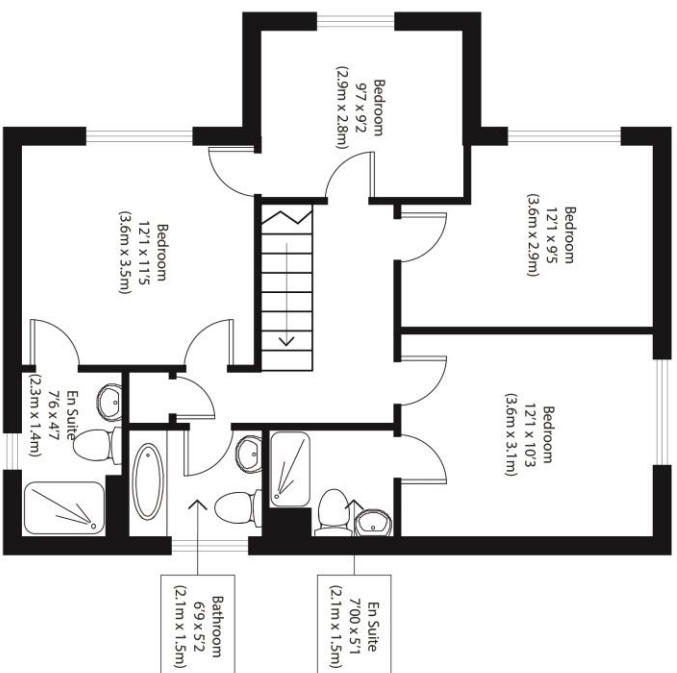
Total 1765 sq ft (164 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to ensure the floor plan accuracy and completeness, your or your advisors should conduct a careful inspection. Copyright www.dplan.co.uk

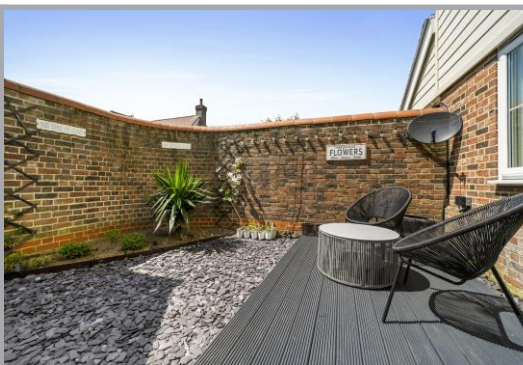
TOWN & VILLAGE



Ground Floor



First Floor



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



TOWN & VILLAGE
 PROPERTIES

Registered address:
 Grove House
 87a High Street
 Needham Market
 Suffolk
 IP6 8DQ

Needham Market: info@townandvillageproperties.co.uk
 Boxford: boxford@townandvillageproperties.co.uk

Boxford
 2a Broad Street, Boxford, Suffolk, CO10 5DX
 01787 704200

Needham Market
 87a High Street, Needham Market, Suffolk, IP6 8DQ
 01449 722003

London
 121 Park Lane, London, W1K 7AG
 020 7409 8403