



Flambards | Hadleigh Road | Elmsett | IP7 6ND

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Flambards, Hadleigh Road, Elmsett, Suffolk, IP7 6ND

“A spacious & individual three bedroom detached chalet, offering proportionate & attractive gardens & ample off-road parking.”

Description

A spacious and individual three double bedroom detached chalet, set well back from the road within the ever-popular Suffolk village of Elmsett.

Notable benefits include ample off-road parking, proportionate and attractive rear gardens and extensive living accommodation arranged over two floors, within which are three reception rooms as well as a study/bedroom four (converted from the former garage).

About the Area

Elmsett is a well-served village approximately three miles from the lovely market town of Hadleigh and seven miles from Ipswich where there is a direct rail link to London's Liverpool Street Station, as well as north to Norwich and across the county to Bury St Edmunds and further. Access to the major road networks are also easy with the A12 and the A14, both being just a 10 minute drive away from the village and offering quick links to London and the M25, the Midlands and M11. There is a Ofsted 'Good' rated primary school, family run public house, village store, and a garden nursery. The thriving county town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular "commutable" town to London. It offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors. Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Spotlights and doors to:

Study/Bedroom Four Approx 10'4 x 7'1 (3.15m x 2.16m)

Ideal for a variety of uses and benefiting from window to front aspect and built-in shelving.

Utility Room Approx 7'3 x 6'3 (2.21m x 1.90m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome mixer tap. Space for white goods and window through to conservatory.

Conservatory Approx 13'10 x 9' (3.96m x 2.74m)

Constructed on a brick plinth with glass on two sides and enjoying French doors to the rear opening onto the terrace and tiled flooring.

Reception Hall

Stairs rising to the first floor, door to airing cupboard with shelving, doors to sitting room, kitchen, bathroom, two bedrooms and opening to:

Dining Room Approx 9'10 x 7'8 (3.00m x 2.34m)

With double door through to conservatory.

Sitting Room Approx 19'8 x 11'10 (5.99m x 3.61m)

With double aspect windows to the front and side, spotlights and feature inset with stone mantel surround and stone hearth.





Kitchen Approx 13'2 overall x 12'4 (4.01m overall x 3.76m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include oven and grill and five ring gas hob with extractor over. Space for fridge/freezer and dishwasher, window to front aspect, breakfast bar, spotlights and linoleum flooring.

Bedroom Two Approx 14' x 9'9 (4.27m x 2.97m)

Double room with window to rear aspect.

Bedroom Three Approx 10 x 9'9 (3.05m x 2.97m)

Double room with window to rear aspect and built-in wardrobes.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panelled bath, separate tiled shower cubicle, linoleum flooring, heated towel rail, spotlights and frosted window to side aspect.

First Floor

This space lends itself to a self-contained master suite, which in brief comprises:

Landing

With skylight and doors to:

Bedroom Approx 14'5 x 9'10 (4.39m x 3.00m)

Double room with window to rear aspect and under eaves storage.

Dressing Room Approx 6'8 x 6 overall (2.03m x 1.83m)

Skylight, built-in shelving and spotlights.

Shower Room

Spacious white suite comprising w.c, hand wash basin with storage under, generous shower cubicle, under eaves storage, skylight and spotlights.

Outside

Flambards is set well back from the road and is accessed over a private

gravelled drive providing ample off-road parking, which in turn is surrounded by attractive and established flower and shrub borders.

To the rear are delightful, partly lawned grounds with a terrace abutting the rear of the property and incorporating a timber storage shed within the plot. Boundaries are defined by fencing by the most part.

Local Authority

Babergh District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Gas-fired heating.





Energy performance certificate (EPC)

Flambards Hadleigh Road Elmsett IPSWICH IP7 6ND	Energy rating	Valid until:	29 March 2025
	C	Certificate number:	8805-6427-7790-0983-3926

Property type	Detached bungalow
Total floor area	140 square metres

Rules on letting this property

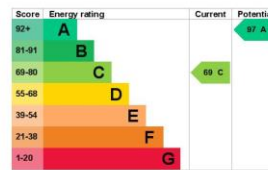
Properties can be let if they have an energy rating from A to E.

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

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