Charles Wright
PROPERTIES

Selling Properties the Wright Way



Kinridge Worlingworth Road

Horham, Eye, IP21 5EF

Guide price £550,000

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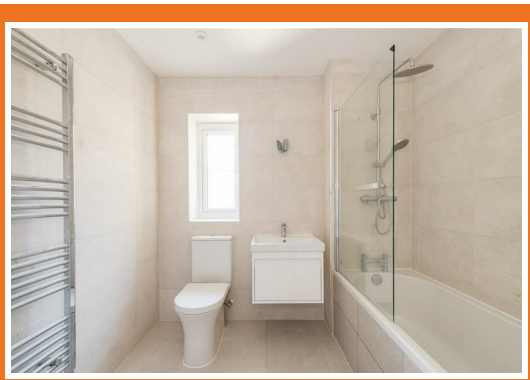




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Description

A brand new detached bungalow with much thought into the design and layout of the accommodation, built by the prestigious developer Michael Howard Homes and constructed to a high specification, including underfloor heating, quality kitchen with Neff appliances, oak doors, with principle rooms enjoying outstanding rear views out across the open countryside.

Location

Horham is a popular rural village village, with its Church, community centre and Post Office. Just some 5 miles from the market town of Eye, with its splendid church, primary and secondary schools and numerous shops and coffee shops. There are further excellent facilities at nearby Diss, 8 miles with its flourishing town centre and a main line railway station with direct services to London's Liverpool Street (approx. one and half hours) and Norwich (18minutes).

Reception Hall

Double glazed door to front, oak doors to accommodation and underfloor heating.

Kitchen/family Room

28'5 x 14 (8.66m x 4.27m)

Double glazed double doors to rear, feature lantern, comprehensively fitted gloss units with a stainless steel sink unit set in a Corian work tops with cupboards and drawers under, integrated Neff dishwasher, wall cupboard housing Neff Double oven and an integrated fridge freezer. Matching central Island with further storage, integrated five point induction hob with extractor above. Tiled floor with underfloor heating.

Sitting Room

14'11 x 14 (4.55m x 4.27m)

Double glazed double doors to rear, feature lantern and tiled floor with underfloor heating.

Utility Room

17'5 x 5 (5.31m x 1.52m)

Double glazed door to side and windows to front and rear, gloss units with worktops above, plumbing for washing machine and tumble dryer, tiled floor with underfloor heating.

Bedroom One

10'9 x 9'7 (3.28m x 2.92m)

Double glazed window to rear, fitted double wardrobes with oak doors and underfloor heating.

Ensuite Shower Room

6'4 x 3'11 (1.93m x 1.19m)

Double glazed window to side, walk in shower cubicle, low level wc, gloss vanity unit with wash basin, chrome heated towel rail, tiled floor with underfloor heating.

Bedroom Two

10'11 x 10'9 (3.33m x 3.28m)

Double glazed window to front and side, fitted double wardrobes with oak doors and underfloor heating.

Bedroom Three

10'6 x 8'6 (3.20m x 2.59m)

Double glazed window to side, fitted double wardrobes with oak doors and underfloor heating.

Bathroom

7'9 x 6'3 (2.36m x 1.91m)

Double glazed window to front, panelled bath with

shower above, low level wc, vanity housing the sink, heated chrome towel rail, tiled floor with under floor heating.

Outside and Gardens.

The property is situated on a good sized gardens laid to lawn enclosed by post and rail fencing. There is a patio to the immediate rear of the property and further beyond is a detached garage (23'4 x 14'1) with up and over door, power and light connected. The garage and parking space is approached by a shared brick paved driveway running to the rear of the site.

Services

Services: Mains drainage, electricity and water are connected to the property.
Tenure: Freehold.
Council Tax: TBA
EPC: Band C
Council: Mid Suffolk
Service Charge: To be confirmed.

Michael Howard Homes

Michael Howard Homes have been developing stylish, luxury homes of distinction for over 30 years.

Specialising in strategic planning, property development and construction, we pride ourselves on the countless properties that we have nurtured from the ground up – literally being based in the picturesque county of Suffolk has been a great inspiration to our company. From the traditional to the contemporary, we approach every project with the same diligence and innovation that has now become synonymous with the Michael Howard brand

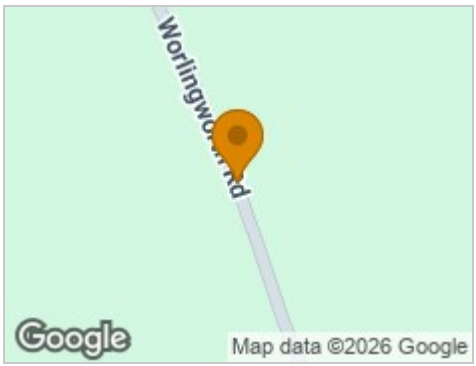




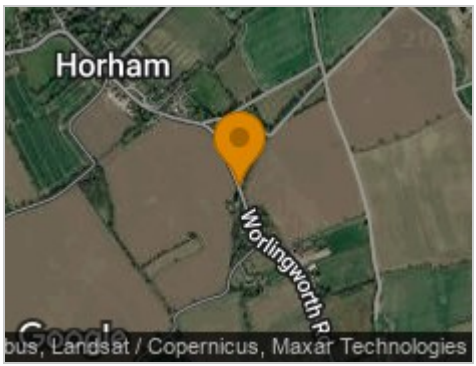




Road Map



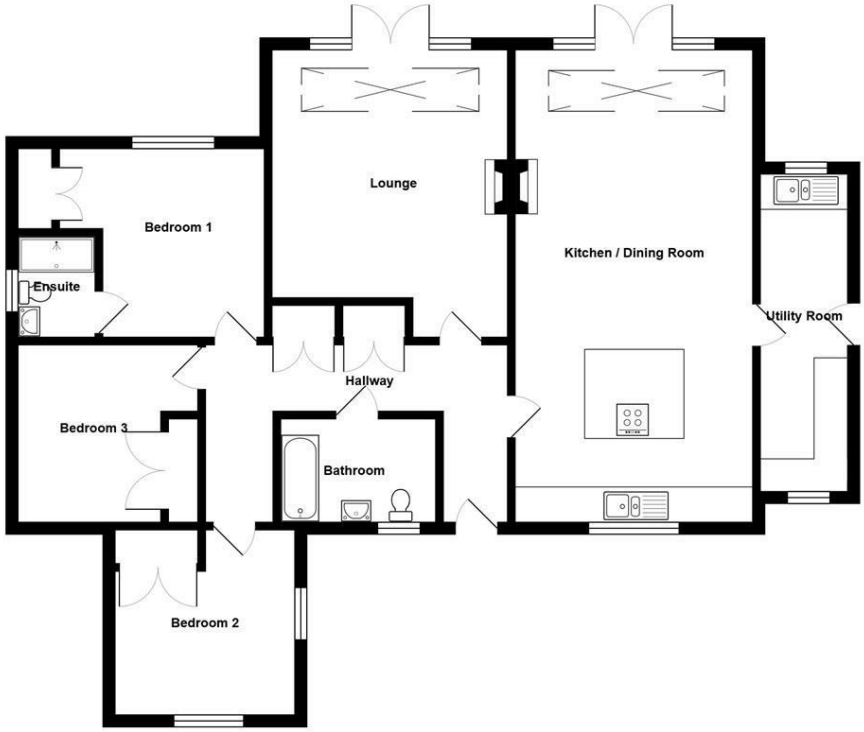
Hybrid Map



Terrain Map



Floor Plan



Total Area: 129.9 m² ... 1398 ft²

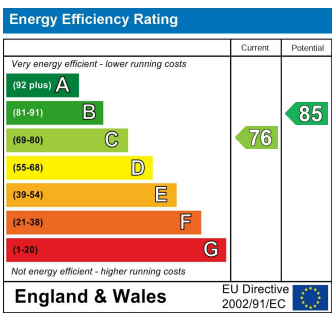
All measurements are approximate and for display purposes only

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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