Charles Wright
PROPERTIES

Selling Properties the Wright Way



Chara House, The Rookery Worlingworth Road

Horham, Eye, IP21 5EF

Guide price £350,000

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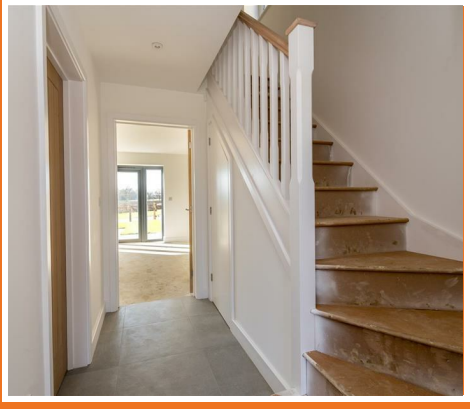


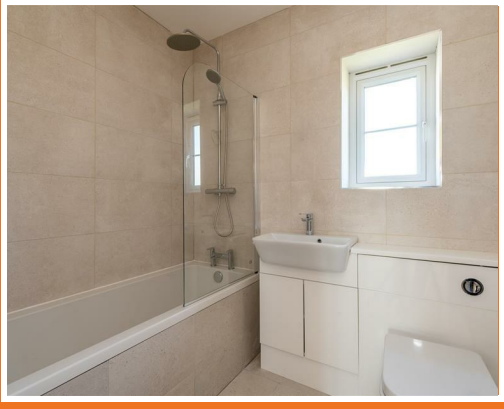
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Description

A brand new detached family home 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 with 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

Stairs to first floor with oak hand rail and understairs cupboard

Cloakroom

White suite with low level wc, and wall mounted wash basin.

Sitting Room

16'1 x 15'6 (4.90m x 4.72m)

Double glazed windows to rear and side, with French doors to rear garden.

Kitchen Area

15'7 x 8'2 (4.75m x 2.49m)

Double glazed windows to front, comprehensively fitted gloss units with a stainless steel sink unit set in a Corian work tops with cupboards and drawers under, integrated dishwasher and plumbing for washing machine, further work surfaces with built in 4 ring induction hob drawers under and extractor hood above, wall cupboard housing Neff Double oven and an integrated fridge freezer.

Landing

Double glazed window to side, access to loft and radiator.

Bedroom One

16'1 x 8'11 (4.90m x 2.72m)

Double glazed windows to front and radiator.

Ensuite Shower Room

Fully tiled walls with shower cubicle, low level wc, vanity unit with drawers under and chrome heated towel rail.

Bedroom Two

11 x 8'1 (3.35m x 2.46m)

Double glazed windows to front and radiator.

Bedroom Three

12'4 x 6'2 (3.76m x 1.88m)

Double glazed windows to rear and radiator.

Bathroom
Fully tiled walls, with a panelled bath with shower rose and glass side panel, low level wc, wall mounted wash basin and chrome heated towel rail.

Outside and Gardens
Small front lawned garden with path to the front door. There is a communal front garden area which includes the drainage basin providing a pleasant aspect. The access to the development is further up from the house which sweeps round the back of the house to a detached garage with parking in front. To the immediate rear of the house is a patio leading onto lawn.

Agents Note
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



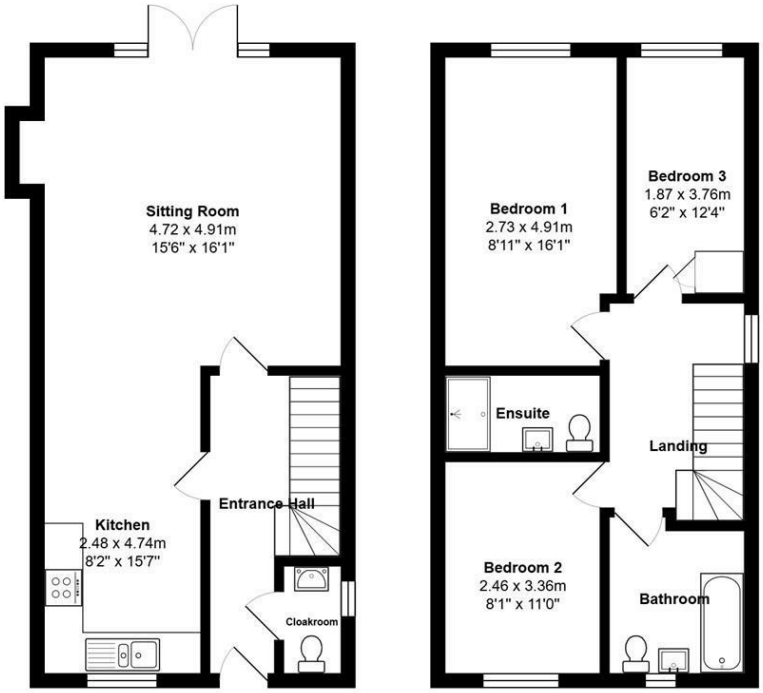
Hybrid Map



Terrain Map



Floor Plan



Total Area: 93.3 m² ... 1005 ft²

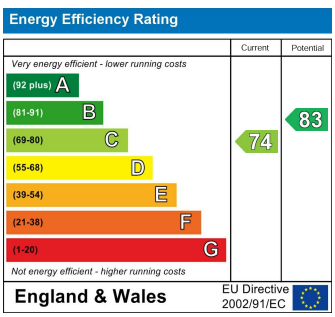
All measurements are approximate and for display purposes only

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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