



Greenway, Hall Lane, Witnesham, Ipswich, IP6 9HN

welcome to

Greenway, Hall Lane, Witnesham, Ipswich

Greenway, Hall Lane is a remarkable example of a luxurious and exceptionally spacious family home, offering highly flexible accommodation together with a detached, self-contained one bedroom annexe.

Agents Notes:

*Please note there is a covenant for no development in the rear garden on this property.

*This property has Flo gas heating.

Entrance Porch

Entered through a composite front door, floor to ceiling, double-glazed windows to the front and side, creating a bright and welcoming entrance, Porcelain tiled flooring and an internal door, leading into the hallway.

Entrance Hall

An impressive introduction to the property, with a striking oak staircase to the first floor, Porcelain tiled flooring with underfloor heating, spotlights and a substantial double storage cupboard housing the water softener.

Lobby

Providing access to the study and cloakroom, with double glazed window to the front, Porcelain tiled flooring, feature wall papered wall, spotlights and a large storage cupboard.

Study

A purpose-designed home office, ideal for remote or hybrid working, with double glazed windows to the front and side, herringbone grey, wood effect tiled flooring, a feature wall papered wall, radiator and spotlights.

Dining Room

A generous, formal dining space with a double glazed window to the front, engineered oak flooring, two radiators, spotlights, feature suspended lighting positioned above the dining area, wall lighting, a wood burner with stone hearth and feature wall above, double oak glazed doors leading to the living accommodation, allowing the principal reception spaces to be opened up when entertaining.

Living Room

An impressive and light-filled reception room with floor to ceiling double glazing to the rear, together with patio doors opening to both the side and rear, engineered oak flooring and underfloor heating throughout, three feature pendant lights, wall papered walls, a gas fire with stone hearth and surround and double oak glazed doors leading to the dining room.

Cloakroom

Double glazed window to the front, grey wood-effect tiled flooring, radiator, low level WC, pedestal wash hand basin and spotlights. The room also houses elements of the property's heating and hot-water systems.

Kitchen/Diner/Snug

Undoubtedly the hub of the home, this exceptional open plan room has been designed with family life and entertaining in mind. The kitchen incorporates a selection of eye and base level units with granite and oak worktop surfaces and a substantial central island. The island incorporates further storage, attractive curved cabinetry and a one and a half bowl sink with drainer and flexible chrome mixer tap. A large wraparound breakfast bar provides informal seating and creates an ideal space for both everyday family life and entertaining. An extensive selection of storage solutions includes carousel and pull-out larder cupboards, while appliances include a Rangemaster cooker, American-style fridge/freezer, wine cooler and microwave. The kitchen flows into the generous dining and snug areas, creating one large sociable space. Porcelain tiled flooring with underfloor heating extends throughout, complemented by spotlights, floor to ceiling glazing and two sets of patio doors, opening onto the rear garden and entertaining areas.

Utility Room

A generously proportioned utility room with a stable-style door, double glazed window opening to the side garden, Herringbone grey wood effect tiled flooring, radiator and spotlights, together with high-gloss black base units, stone effect work surfaces and a white ceramic sink with flexible chrome mixer tap and tiled

splashbacks. There is space and plumbing for a range of appliances, including a washing machine and tumble dryer.

First Floor Landing

An unusually spacious first floor landing with double glazed window to the front, engineered oak flooring, wraparound balustrade, radiator, spotlights, loft access, two airing/storage cupboards, two additional, low-level storage cupboards. The generous proportions also provide the potential to create an additional study or reading area.

Principle Bedroom

The principal bedroom has the feel of a private hotel suite and is one of the property's standout features. Patio doors open onto a covered private balcony, overlooking the gardens, with tiled flooring, a clad ceiling, integrated spotlights, floor to ceiling glazing, a Juliet-style balcony with glass balustrade providing views across the grounds, engineered oak flooring, radiators and spotlights together with two substantial walk-in wardrobes and access to the private en-suite.

Principal En-Suite

A beautifully appointed shower room with a Velux window, low level WC, wall-mounted vanity wash basin, a glass-enclosed double shower with waterfall-style shower, granite tiled flooring, chrome heated towel rail, illuminated mirror, spotlights and extractor fan.

Bedroom Two

A generous double bedroom overlooking the rear garden, with carpet flooring, radiator, spotlights, double walk-in wardrobe and access to the en-suite.

En-Suite

Velux window, low level WC, wall-mounted vanity wash basin, a glass-enclosed double shower with waterfall-style shower, tiled flooring, chrome heated towel rail, spotlights and extractor fan.



Total floor area 429.7 m² (4,625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Greenway, Hall Lane,
Witnesham, Ipswich

- Exceptional five bedroom detached home
- Detached one bedroom, self-contained annexe
- Four generous reception/living spaces plus separate study
- Five bathrooms/shower rooms plus ground floor cloakroom
- South facing, secluded gardens approaching one acre in total

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in the region of
£1,100,000



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Property Ref:
IPS121949 - 0005

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