Charles Wright
PROPERTIES

Selling Properties the Wright Way



Earnshaw House Worlingworth Road

Horham, Eye, IP21 5EF

Guide price £450,000

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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

9'10 x 7'4 (3.00m x 2.24m)

Double glazed window and door to front, stairs to first floor with oak hand rail and understairs cupboard. Oak doors to accommodation, tiled floor with underfloor heating.

Cloakroom

6'5 x 3'4 (1.96m x 1.02m)

White suite with low level wc and wall mounted wash basin. Tiled floor with underfloor heating.

Sitting Room

17'7 x 10'4 (5.36m x 3.15m)

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

Study

7'4 x 6'9 (2.24m x 2.06m)

Double glazed windows to front and underfloor heating.

Kitchen/breakfast Room

15'3 x 14'1 (4.65m x 4.29m)

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 Neff dishwasher and plumbing for washing machine, further work surfaces with built in 5 ring induction hob drawers under and extractor hood above, wall cupboard housing Neff Double oven and an integrated fridge freezer. Tiled floor with underfloor heating.

Utility Room

7'10 x 5'10 (2.39m x 1.78m)

Double glazed door to side, gloss units with worktops above and stainless steel sink, plumbing for washing machine and tumble dryer. Tiled floor with underfloor heating.

Landing

10'4 x 6'5 (3.15m x 1.96m)

Access to loft, radiator and oak doors to accommodation.

Bedroom One

10'4 x 9'5 plus recess 3'11 x 3'9 (3.15m x 2.87m plus recess 1.19m x 1.14m)

Double glazed windows to rear and radiator.

Ensuite Shower Room

7' x 6'9 (2.13m x 2.06m)

Fully tiled shower cubicle, low level wc, vanity unit

with drawers under and chrome heated towel rail and tiled floor.

Bedroom Two
12'6 x 8'6 (3.81m x 2.59m)
Double glazed windows to front and radiator.

Bedroom Three
12'6 x 8'5 (3.81m x 2.57m)
Double glazed windows to rear and radiator.

Bedroom Four
10'9 x 9'10 (3.28m x 3.00m)
Double glazed windows to front and radiator.

Bathroom
7'1 x 5'6 (2.16m x 1.68m)
Fully tiled walls, with a panelled bath with shower rose and glass side panel, low level wc, wall mounted wash basin, chrome heated towel rail and tiled floor.

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



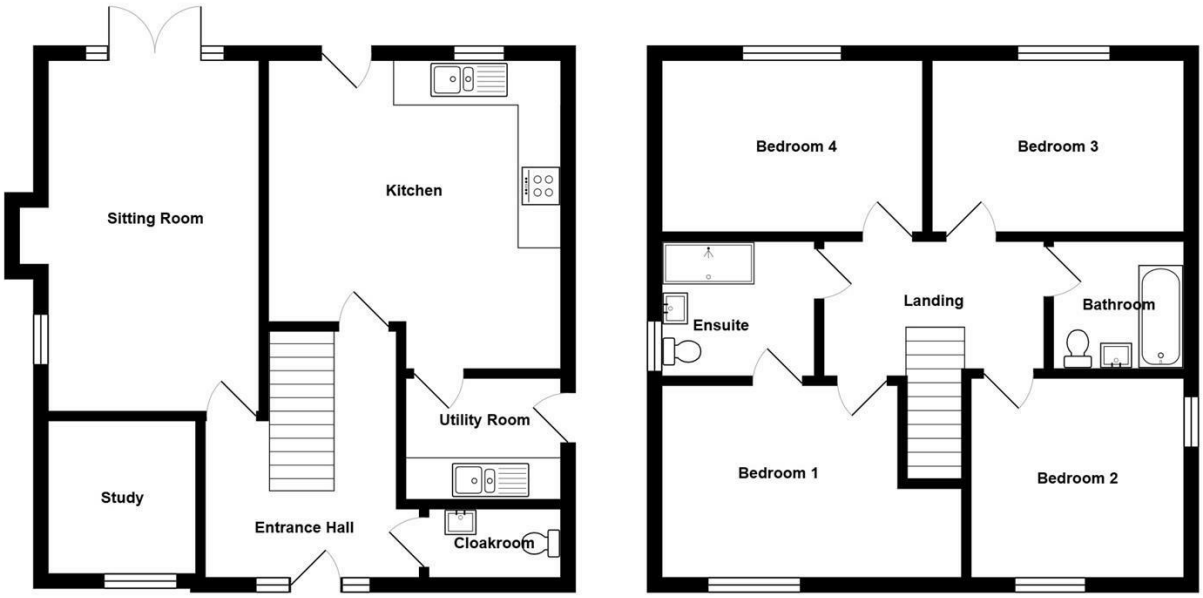
Hybrid Map



Terrain Map



Floor Plan



Total Area: 127.2 m² ... 1370 ft²

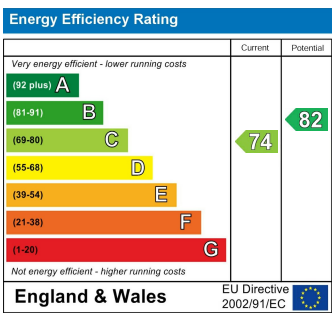
All measurements are approximate and for display purposes only

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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