





## Old School Corner | Brettenham, Ipswich, Suffolk, IP7 7PB



### Features

- PRIVATE DEVELOPMENT
- FOUR BEDROOM
- DOUBLE GARAGE
- VILLAGE LOCATION
- SPRING / EARLY SUMMER COMPLETION
- ENSUITE TO MASTER
- 10 YEAR NHBC WARRANTY

Bychoice are delighted to bring to the market this exceptional four-bedroom detached property located within the well-regarded village of Brettenham. This private development consists of only four high-end built properties all due for completion at the end of Spring / Early Summer.



## THE WINCHESTER

This residence boasts adaptable spaces, catering perfectly to the demands of a bustling family life. The remarkable open-plan kitchen/dining/family area is bathed in natural light, thanks to roof lanterns and expansive bi-folding doors that seamlessly connect to the patio and rear garden. The spacious dual-aspect sitting room, adorned with a bay window at the front and a captivating feature fireplace, provides an inviting atmosphere. Additionally, the ground floor features a separate study, cloakroom, and utility room with convenient outside access.

Ascending to the upper level, four generously sized bedrooms offer ample personal space, with the primary bedroom enhanced by an ensuite shower room. This home is designed to balance functionality with style, creating a harmonious and comfortable living environment for the modern family.

### KITCHEN/BREAKFAST ROOM

17' 6" x 18' 00" (5.33m x 5.49m)

### DINING / FAMILY ROOM

19' 00" x 13' 8" (5.79m x 4.17m)

### SITTING ROOM

18' 2" x 13' 8" (5.54m x 4.17m)

### UTILITY ROOM

11' 5" x 5' 2" (3.48m x 1.57m)

### OFFICE / STUDY

11' 5" x 8' 4" (3.48m x 2.54m)

### WC

8' 2" x 3' 10" (2.49m x 1.17m)

### PRINCIPLE BEDROOM

17' 6" x 12' 11" (5.33m x 3.94m)

### ENSUITE

10' 11" x 4' 10" (3.33m x 1.47m)

### BEDROOM







13' 8" x 10' 8" (4.17m x 3.25m)

**BEDROOM**

11' 8" x 11' 6" (3.56m x 3.51m)

**BEDROOM**

13' 8" x 7' 3" (4.17m x 2.21m)

**BATHROOM**

11' 6" x 6' 2" (3.51m x 1.88m)

**HEATING**

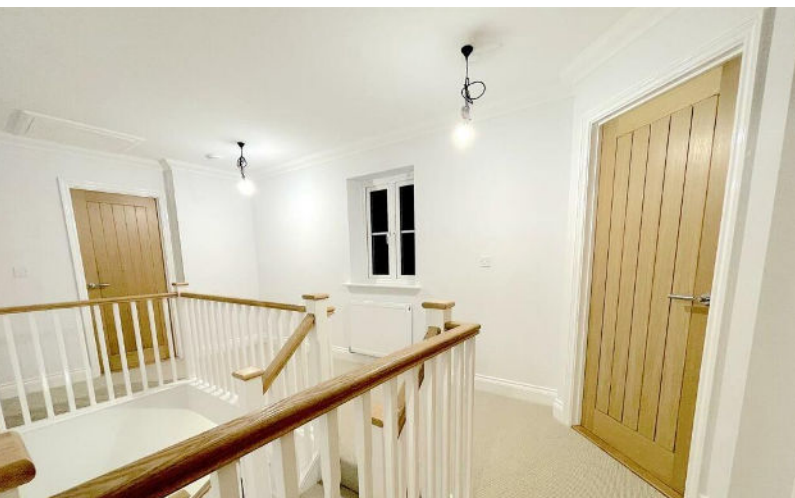
Air source heat pump which provides underfloor heating on the ground floor and radiator system on the first floor.

**LOCATION**

Nestled in the idyllic countryside, Brettenham enjoys a strategic location connected by serene country roads, providing seamless access to key thoroughfares and major towns in the region. Within a seven-mile radius, the A134 is easily accessible, offering routes south to Sudbury and Colchester, or north to Bury St Edmunds and beyond to Thetford. From Bury St Edmunds, the A14 leads towards Newmarket, Cambridge, and the Midlands, while Sudbury's A131 provides a direct path to Braintree or Chelmsford.

Approximately 10 miles to the east, the A14, with junctions for Stowmarket and Ipswich, serves as the fastest route to Felixstowe and connects with the A12 northbound. This route unveils the picturesque towns and villages nestled among Suffolk's captivating nature reserves and coastline. The A134 also links with the A12 at Colchester, enabling a journey to Stratford in approximately 1 hour and 40 minutes, and central London in around 2 hours.

For those preferring rail travel, the nearest train station is in Stowmarket, offering



First Floor:



Ground Floor:



%epcGraph\_c\_1\_273%

