



Red Oak House
Brockford

Guide Price £770,000

LACY SCOTT
& KNIGHT

est. 1869

Red Oak House

Nursery Gardens | Brockford | Stowmarket | IPI 4 5NX

Stowmarket 8 miles, Diss 9 miles, Bury St Edmunds 25 miles

A superbly presented and substantial detached 4 bedroom family home which offers a generous amount of bright and airy living accommodation as well as being set within its own substantial plot of in excess half an acre.

Reception Hall | 2 Cloakrooms | Sitting Room | Study | Dining Room | Kitchen/Breakfast Room | Large Utility Room | Galleried Landing | 4 Bedrooms | Family Bathroom | EN Suite Shower Rooms to 3 Bedrooms | Double Garage | Beautifully Maintained Gardens To Both Front & Rear | In Excess of Half An Acre Plot

Red Oak House

Impressive modern detached family home which is offered in an excellent condition throughout having been much improved by the present owners so as to provide a generous amount of bright and airy as well as flexible living accommodation.

From the large oak floored entrance reception hall there are doorways leading off to all the principal rooms as well as a cloakroom comprising a low flush wc, pedestal wash handbasin and tiled floors. The sitting room features French doors which open out onto a paved patio area, with views across the rear garden, as well as further windows to both the rear and front which ensure this room benefits from a wealth of natural light. Other features of note include an exposed brick fireplace with inset woodburner, and oak



flooring. The dining room and study are also of good sizes and benefit from oak flooring. The superbly fitted kitchen/breakfast room benefits from a range of high quality units as well as integrated appliances including dishwasher, eye level double oven, fridge and freezer, plus hob with extractor hood over, a wealth of natural light provided by the range of windows and French doors which open out onto the side patio, as well as further glazed windows which overlook the rear garden. From the kitchen/breakfast room, there is a doorway to a large utility room which again features a range of fitted units, as well as housing space for a washing machine and separate tumble dryer. Other features of note include

tiled flooring. From the utility room there are doors to the front as well as to the side, plus doorways leading into the attached garage and also to a further cloakroom with low flush wc and pedestal wash handbasin.

At first floor level there can be found a cupboard housing hot water tank, as well as four impressive double bedrooms, three of which benefit from their own en suite shower room, whilst the fourth bedroom will have use of the separate bathroom comprising panel bath, pedestal wash handbasin, low flush wc and separate shower cubicle.

Outside

To the front of the property the boundary is enclosed by paddock fencing and five bar gate, beyond which can be found a large driveway which provides ample parking and in turn leads to the attached double garage. The double garage itself benefits from light and power as well as two up and over doors, one of which is electric. From the garage there is a doorway leading into the utility room, as well as a further door leading out to the rear garden. access to the rear of the property can be gained from either side, whilst to one side there is also a five bar gate and further additional parking. The rear garden is a particular feature of this property due to its impressive size, but which is reasonably low maintenance

due to it being mainly laid to lawn and which is enclosed by a mixture of fence and hedge surround. Within the garden there can also be found a timber summerhouse, and understand the property to be sat within its own plot of over half an acre.

Overall given the impressive amount of living area that the property benefits from, the substantial plot in which it is set, the excellent condition in which it is offered and the ease of which it offers access to all points of the compass we are of the view the property will attract a wide range of interest and would accordingly advise all interested parties to view at the earliest opportunity.

Location

The property is located in the popular hamlet of Brockford which is situated just off the A140 between Ipswich and Norwich. We understand Brockford is within the catchment area for Debenham High School, one of the most highly rated schools within the country with Debenham itself offering an array of shops as does Mendlesham situated some 2 miles away which also benefits from shops as well as post office, health centre and public house. Stowmarket is located 8 miles to the south where there can also be found a mainline station to London/Liverpool Street.



Services

Oil fired central heating. Private sewage treatment plant. Electricity connected. Metered water supply.

Local Authority

Mid Suffolk District Council - Council Tax Band G.

Directions

On leaving the A14 at Junction 51 onto the A140 heading towards Norwich and proceed through The Stonhams, and pass the turnings for Mendlesham which will be on your right hand side a short distance further on you will enter Brockford where there will be a left hand turn into Nursery Gardens and can be found as you leave the village and is situated before you reach the garage on the right hand side.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

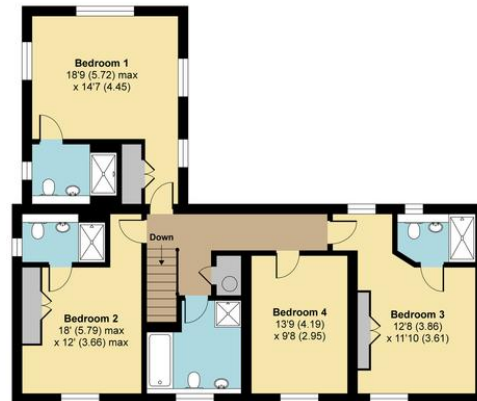
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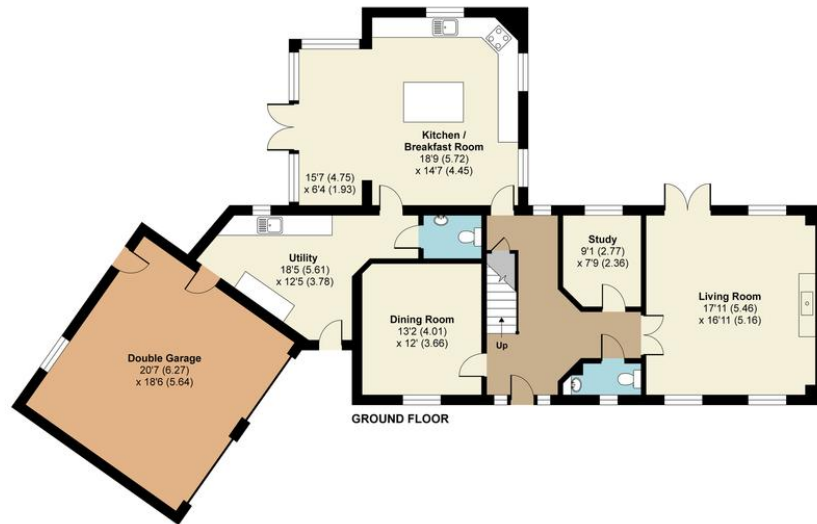
Red Oak House, Nursery Gardens, Brockford, Stowmarket, IP14

Approximate Area = 2888 sq ft / 268.3 sq m (includes garage)

For identification only - Not to scale



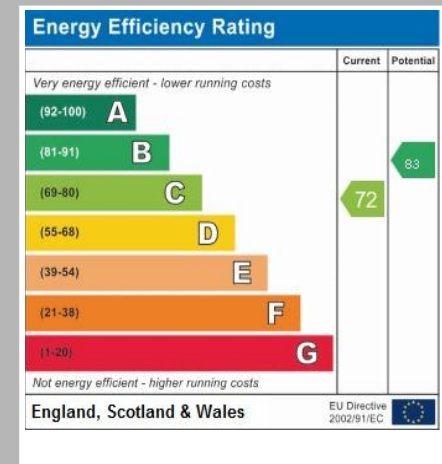
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Lacy Scott & Knight. REF: 774762



Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

