

Summary

Chain Free! A deceptively spacious four bedroom detached house located in the heart of the popular village of Felsham. This unique home features large kitchen breakfast room, lounge with a partially vaulted ceiling, light and airy garden room, inner hall with atrium window, dining room, cloakroom and a family bathroom with separate shower. The private master suite is located on first floor complemented with ensuite. Additional benefits include an integral single garage and a low maintenance private rear garden.

Description

Approximate Room Sizes

ENTRANCE HALL 10' 7" x 13' 5" (3.23m x 4.09m)

Entrance door. Ceramic tiled floor with under floor heating. Window to front aspect. Ceiling spot lights and wall light.

CLOAKROOM

With low level WC. Wash hand basin with unit under. Tiled splashbacks. Ceramic tiled floor. Extractor. Shelved cupboard. Ceiling spot lights.

INNER HALL/DINING HALL

Wood laminate floor. Radiator. Open to kitchen and sitting room.

SITTING ROOM 11'0" x 17'1" (3.35m x 5.21m)

Windows to front and side aspects. Radiator. Wood laminate floor. TV point. Part vaulted ceiling. High window to rear aspect. Ceiling spot lights, wall lights. Partially glazed door to inner hall.

KITCHEN / BREAKFAST ROOM 8'8" x 19'4" (2.64m x 5.89m)

Window to front aspect. Ceiling spot lights. 1 1/2 stainless steel inset drainer with mixer tap over and cupboard under. Wall mounted units and work surfaces with units under. Plumbing for appliance (dishwasher fitted). Ceramic tiled floor with under floor heating. Electric hob with hood over and double oven under. Open to garden room. Door to lobby. Door to integral Garage.

GARDEN ROOM 8'0" x 18'2" (2.44m x 5.54m)

Window to side aspect. Two windows to rear aspect. Glass roof. French doors to garden. TV point. Ceramic tiled floor with under floor heating. Spot-lights and wall up-lights.

LOBBY

Stairs to first floor.

FIRST FLOOR MASTER SUITE 11'0" x 15'0" (3.35m x 4.57m)

Full length window to side aspect. Full length window to rear aspect. Feature window to front aspect. Eaves storage. Double mirror fronted wardrobe. Under floor heating. Ceiling

spots and wall lights.

ENSUITE

Suite comprising low level WC. Wash hand basin with unit under. Shower cubicle. Tiled splashbacks. Ceramic tiled floor with under floor heating. Ceiling High Level spot lights. Window to side aspect.

SECOND INNER HALL

Atrium window. Ceiling spot lights. Spot lights. Store cupboard. Cupboard housing hot water tank and heating controls. Radiator. Doors to bedrooms 1, 2 & 3 and bathroom.

BEDROOM 2 12' 0" x 8' 02" (3.66m x 2.49m)

Window to rear aspect overlooking the garden, built in wardrobes.

BEDROOM 3 10' 11" x 10' 10" (3.33m x 3.3m)

Window to rear aspect overlooking the garden, built in wardrobes.

BEDROOM 4 8'8" x 10'9" (2.64m x 3.28m)

Two Velux windows. Door to inner hall. Door to 2nd inner hall. Spot-lights

BATHROOM

Suite comprising low level WC. Pedestal wash hand basin. Shower cubicle. Panelled bath. Mermaid splashbacks. Window to side aspect. Extractor. Radiator. Part clad to ceiling.

OUTSIDE To the front of the property is a tarmac driveway providing off road parking for at least up to four vehicles, there is also a store cupboard with power and water. The rear garden has a patio area with the remainder being laid to lawn and has gated access to the front. There is also a work shop/office with worktops and cupboards under, ample light and power connected. There is a metal shed and a timber shed.

GARAGE 15' 05" x 9' 05" (4.7m x 2.87m) Private side door from the house, utility sink, plumbing for appliances, electric door.

LOCATION Felsham is a very popular village, within the village there is a community shop, village pub, church and village hall.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – C

Tenure – Freehold

Services – Oil Central Heating

Post Code – IP30 0QJ

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598



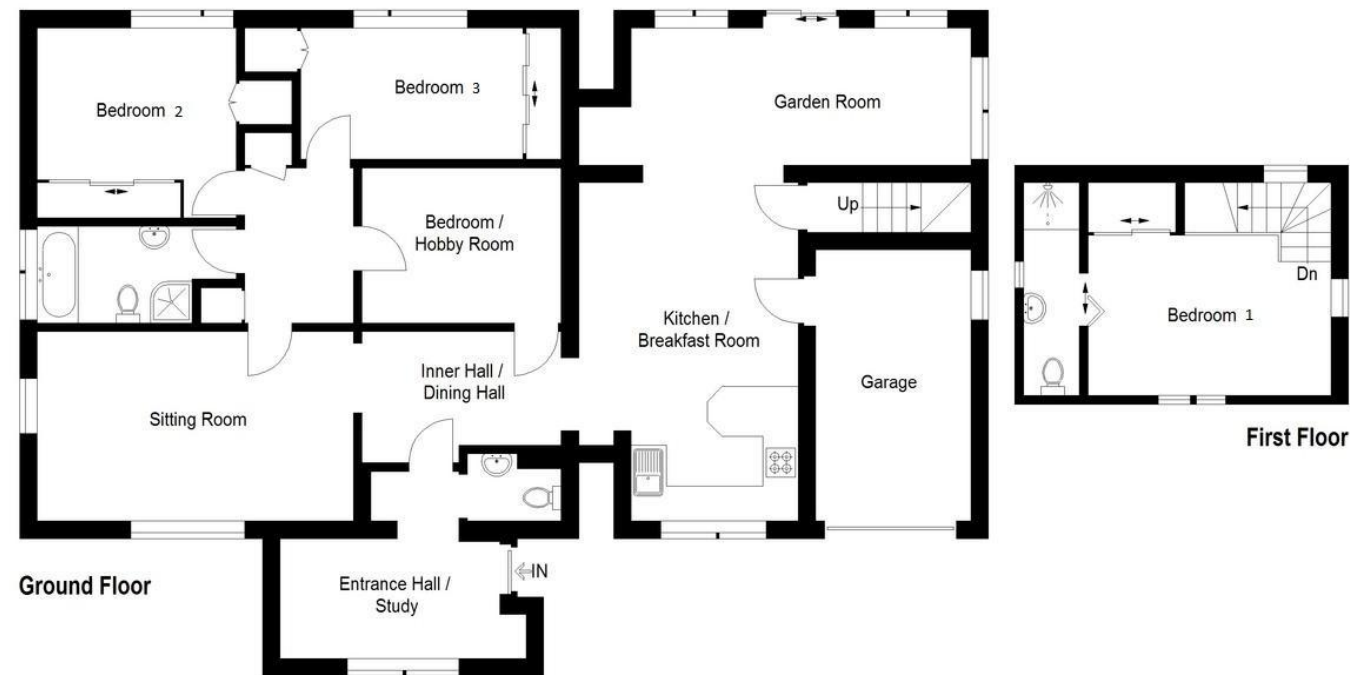


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If you would like to speak to one of our mortgage advisors call now – 01284 769598
Your home may be repossessed if you do not keep up repayments on your mortgage.



Contact Details
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Cockfield Road | Felsham | IP30 0QJ

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Offers Over £420,000

- Four bedroom detached house
- Popular village of Felsham
- Deceptively spacious
- Large kitchen/breakfast room
- Low maintenance garden