

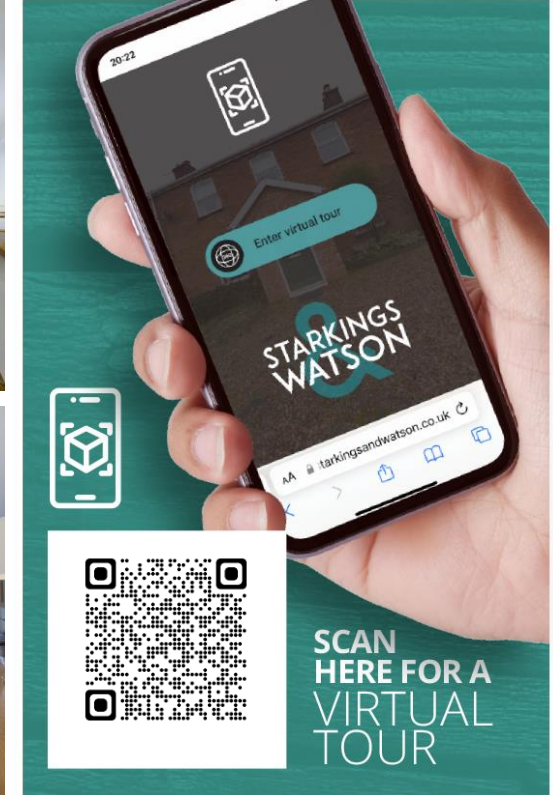
THE STREET

Brockford, Stowmarket IP14 5PA

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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- Detached Family Home
- Presented in Immaculate Order
- Open Plan Reception Space
- High Specification Bespoke Kitchen
- Garden Room Extension
- Four Ample Bedrooms
- Two Bathrooms & Cloakroom
- Driveway, Garage & Private South Facing Garden

IN SUMMARY

Located within the North Suffolk Village of Brockford offering easy access to Eye, Stowmarket, Ipswich & Diss, the property is presented in IMMACULATE ORDER THROUGHOUT with more living accommodation than first meets the eye extending to 1600 Sq. ft (stms). Internally you will find a hall entrance with W.C, a BRIGHT and OPEN PLAN L-Shaped main reception space opening into the HIGH SPECIFICATION KITCHEN with INTEGRATED APPLIANCES. There is also a lovely extended garden room to the rear. On the first floor you will find FOUR BEDROOMS, three of which are doubles and a further single currently used as an office. There are also TWO WELL FITTED MODERN bathrooms. Externally there are pleasant and private REAR GARDENS backing onto a small stream, plenty of PARKING to the front and an INTEGRAL GARAGE.

SETTING THE SCENE

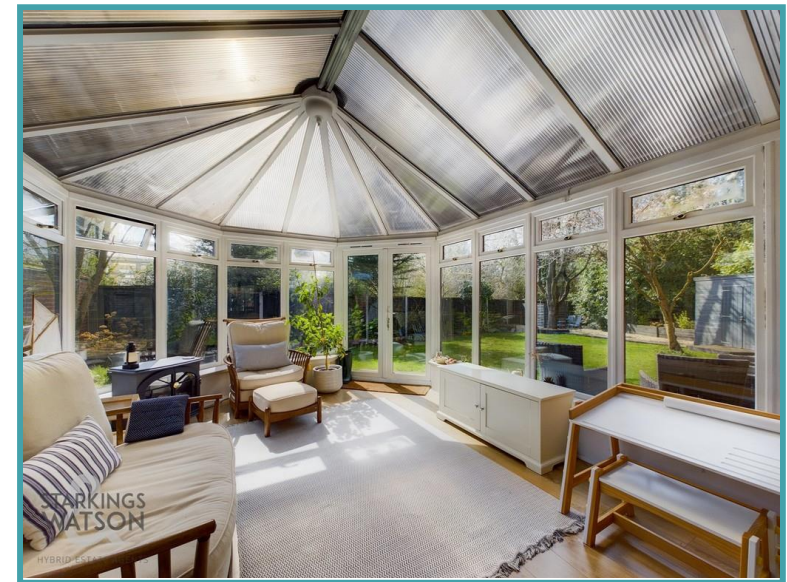
Approached via the cul-de-sac and ample private off road parking to the front with shingled and hard standing areas leading to the integral garage. There is secure side gated access on both sides of the house and a covered main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door into the entrance hallway you will find access to the first floor, a cloakroom as well as a useful under stairs storage which in turn leads into the main reception space. The bright and spacious sitting/dining room offers wood effect flooring and a bay window to the front as well as feature vertical radiators. This room is an L-shaped and semi open plan to the kitchen whilst also open into the garden room via bi-folding internal doors. The garden room is a lovely multi-functional space again with wood effect flooring and opens onto the garden. The integrated kitchen has been finished with wood work-surfaces, integrated washing machine, dishwasher, double 'Smeg' eye level oven and 'Smeg' electric hob with extractor fan, whilst in addition there is also space for an American style fridge/freezer. The flooring is a continuation of wood effect flooring in the reception space and there is also a small breakfast bar and door providing access to the side garden. Leading up to the first floor landing there is cupboard storage and loft hatch access. You will find four ample bedrooms, two located at the front and two to the rear. The main bedroom benefits from a beautifully fitted en-suite shower room with double walk in shower and there is also a family bathroom with shower over the bath. This completes the internal accommodation. The property is finished with uPVC double glazing and oil fired central heating.

THE GREAT OUTDOORS

The rear garden accessed via the doors in the garden room is private and enclosed with timber fencing surrounding. The garden is mainly laid to lawn with a paved terrace creating the ideal space for outside entertaining. There are various planted borders, mature



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shrubs and tree, whilst you will also find a timber shed and storage area, including a shingled side area with gated access to the front driveway. To the front of the house you will find the shingled and hard standing driveway with ample parking leading to the integral garage which benefits from power and light.

OUT & ABOUT

The property is situated in the village of Brockford, a small village located either side of the A140 and just a short distance from the well served village of Mendlesham which offers preschool and primary school, church, community centre, health centre, village store and fish and chip shop. The village of Brockford is served by a village shop/BP filling station also. From Brockford, there is easy access using the road network to Stowmarket, Ipswich, Diss and Eye with accessible mainline train links to London.

FIND US

Postcode : IP14 5PA

What3Words : ///nearing.haircuts.able

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised the property is accessed via a small shared cul-de-sac leading from the road which is owned by the property. The property also benefits from a shared bio-sewerage treatment plant with neighbouring properties and is connected to mains electricity with oil fired central heating.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced bedroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area⁽¹⁾ 1614.35 ft² 149.98 m²</p> <p>Reduced bedroom 4.48 ft² 0.42 m²</p>	<p>STARKINGS WATSON HYBRID ESTATE AGENTS</p>
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