

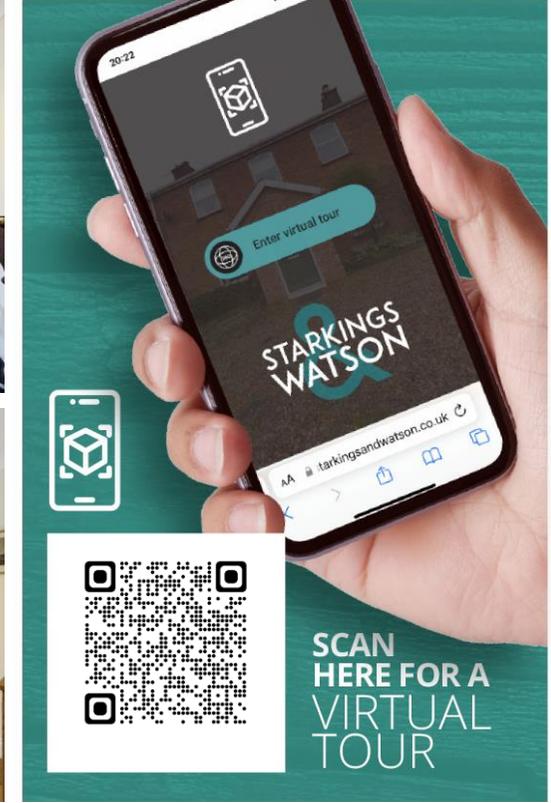
WICKHAM ROAD

# Finningham, Stowmarket IP14 4HT

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- Detached Chalet Style Home
- Sought After Village Location
- Unique Design and Layout
- Four Ample Bedrooms over Two Floors
- Annexe Potential
- Sitting Room with Woodburner
- Dining/Garden Room and Kitchen/Diner
- Private Gardens, Driveway and Double Garage

### IN SUMMARY

Found within the POPULAR SEMI-RURAL VILLAGE of FINNINGHAM is this DETACHED FAMILY HOME built in a CHALET STYLE with more accommodation on the ground floor than the first as well as offering the possibility of an internal ANNEXE if required. Extending to approximately 1550 SQ FT (stms) the house currently offers FOUR BEDROOMS over two floors with one currently used as an office, TWO BATHROOMS, THREE RECEPTION SPACES with the sitting room benefiting from a WOODBURNER and a COUNTRY STYLE KITCHEN/BREAKFAST ROOM with UTILITY. Externally, there is a GENEROUS DRIVEWAY to the front providing ample PARKING as well as a DOUBLE GARAGE. To the rear, a very pretty and PRIVATE REAR GARDEN with mature shrubs and trees. The property is presented in excellent order and offers DOUBLE GLAZING and OIL FIRED CENTRAL HEATING.

### SETTING THE SCENE

The property is approached via a hard standing double sized driveway with parking for at least four

vehicles leading to the detached double garage. The garage has two up and over doors to the front with power and light inside as well as a personnel door to the rear leading to the rear garden. From the driveway there is gated access to the rear garden as well as lawns to the side and front. Steps lead up from the driveway to the main entrance door to the front which is partially covered.

### THE GRAND TOUR

Entering from the front there is spacious and bright hallway with stairs to the first floor landing. Heading to the right of the hallway you will find two bedrooms to the end of the hall with the smaller one currently used as an office benefitting from built in wardrobes. Serving these bedrooms is a shower room hence the possibility of using this end as an annexe if required. Heading back to the other end of the hallway you will find the sitting room with wood flooring and a newly fitted woodburner. The sitting room leads into the dining room with the same flooring continuing. The dining room leads into the extended garden room, a lovely space to sit and enjoy the garden. You will find the country style kitchen/breakfast off the dining room. The kitchen offers plenty of cupboard storage with wooden worktops over as well as integrated fridge/freezer, dishwasher and space for double range oven. The breakfast room offers plenty of room for another table and also has built in storage with access onto the hallway. Beyond is the utility room housing further storage and space for washing machine as well as the oil fired boiler. The utility provides access to the rear garden. Heading up to the



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**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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first floor landing you will find built in storage as well as two double bedrooms and a family bathroom. Both bedrooms have generous amounts of built in wardrobes and the family bathroom has a shaped bath with shower over.

#### THE GREAT OUTDOORS

The enclosed and private rear garden offers an attractive space to be enjoyed all year round with a large central tree providing screening. Within the mainly lawned garden you will find two paved patios, a timber shed, planting bed borders, mature trees and shrubs and timber fencing enclosing the garden. There is access to the double garage from the garden as well as gated access onto the driveway also.

#### OUT & ABOUT

Finningham is a desirable and popular village with nearby village of Cotton providing an excellent range of local facilities including church, village hall, playing field, building merchants and garden centre. The village is also situated adjacent to the well served village of Bacton, with its well regarded primary and middle schools, garage and excellent local shop. Excellent access can be gained to the A14 dual carriageway linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station.

#### FIND US

Postcode : IP14 4HT

What3Words : ///include.announced.sorry

#### VIRTUAL TOUR

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

 <p>HYBRID ESTATE AGENTS</p>	<p><b>Approximate total area (1)</b></p> <p>1530.48 ft<sup>2</sup> 142.19 m<sup>2</sup></p> <p><b>Reduced bedroom</b></p> <p>37.60 ft<sup>2</sup> 3.49 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p>Reduced bedroom (below 1.5m/4.92ft)</p>	<p><b>GIRAFFE 360</b></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>
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