

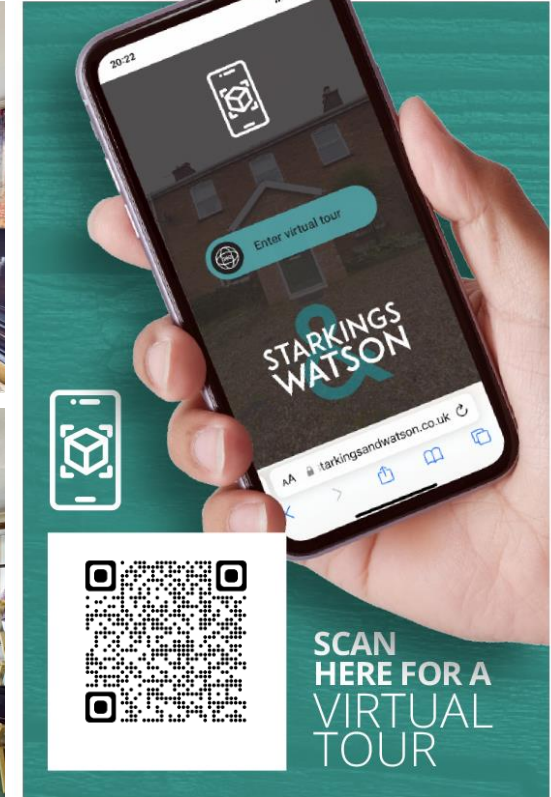
WALSHAM ROAD

Finningham, Stowmarket IP14 4JN

Freehold | Energy Efficiency Rating : G

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- Detached Cottage
- Large Plot Of 1.68 Acres (stms)
- Array Of Outbuildings & Workshops
- Three Reception Rooms
- Three Ample Bedrooms
- Massive Potential To Improve
- Rural Village Location
- Easy Access For Stowmarket & Diss

IN SUMMARY

Situated in a RURAL POSITION on the outskirts of FINNINGHAM is this DETACHED TIMBER FRAMED COTTAGE with HUGE POTENTIAL to extend and improve (stp). The major benefit of the cottage is the IMPRESSIVE PLOT it sits within extending to approximately 1.68 ACRES (stms) with extensive lawns, woodlands, plenty of parking and a massive ARRAY OF OUTBUILDINGS and WORKSHOPS which could work as work spaces, storage or annex (stp). Internally the cottage offers a kitchen, study, dining room, sitting room and family room alongside THREE bedrooms and a family bathroom. The traditional accommodation could benefit from some updating but offers an excellent opportunity for purchasers wishing to take on an exciting project in a rural location.

SETTING THE SCENE

To the front there is a five bar gate leading into the plot and gardens with parking found immediately as you enter via the gates. There are lawned gardens to the front which lead into the main gardens to side

and rear. There are two separate Entrance doors in two places but the main access point currently used is into the kitchen from the rear.

THE GRAND TOUR

Entering the cottage via the door to the kitchen you will find a range of storage cupboards and rolled edge worktops over with space for fridge/freezer, washing machine and double range style oven. The kitchen leads to a rear lobby with stairs to the first floor landing and the family bathroom beyond. Accessed from the kitchen in the other direction is the reception space with the dining room and study found immediately with exposed timbers and fireplace with woodburner. Beyond is a further reception or study with access onto the garden if required. Heading in the other direction is the main sitting room with exposed beams, doors onto the garden and a another fireplace. Heading up to the first floor landing you will find three bedrooms and a dressing room. All the bedrooms are double rooms. The property benefits from oil fired central heating and private septic tank drainage.

THE GREAT OUTDOORS

The generous plot extends to approximately 1.68 acres (stms) in total with the majority of the garden laid to lawn. You will find a vast array of mature trees, bushes and shrubs with a high degree of privacy ideal for buyers wanting to enjoy country life and being close to nature. To the rear of the plot there is also an extensive woodland area as well. Entry can be gained either side of the property via double gates which



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provides plenty of off-road parking. Within the rear garden you will also find multiple large outbuildings on extensive footprints which could be used as generous storage areas, workshops or even converted (stp). One of the buildings would certainly make an excellent annexe with a bit of work and imagination and subject to planning of course.

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 4JN

What3Words : ///blank.reach.shrubbery

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property benefits from private drainage via a septic tank.

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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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
1239.02 ft²
115.11 m²

Reduced headroom
4.69 ft²
0.44 m²

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