



'Bespoke Modern Family Home'
Cotton, Stowmarket, Suffolk | IP14 4ND

WELCOME



An exquisitely presented bespoke property, located in a well-loved Mid Suffolk village. This impressive home offers five double bedrooms, three bath/shower rooms, a lovely garden with views across open farmland and a remarkable open plan kitchen/dining room. If you are looking for a stunning custom-built home with a real wow factor, this fantastic village property will not disappoint.







- Superb Detached Modern Home
- Meticulously Looked After by The Current Vendors
- Four Ground Floor Bedrooms - Fifth First Floor Bedroom/Study
- Three Bath/Shower Rooms - Two Ensuites
- Air Source Underfloor Heating to The Ground Floor
- Fabulous Open Plan Kitchen Breakfast Room with Vaulted Ceiling
- Wonderful Sitting Room with Bi Fold Doors
- Lovely Gardens - Great Views of Neighbouring Farmland
- Double Garage and Plenty of Off-Road Parking
- Highly Recommended

Designed for the discerning homeowner, the stunning aesthetics and intelligent layout of this property are as unique as your fingerprint. The open living spaces are bright and airy throughout and the fittings boast exceptional quality, exemplified by the solid oak, wide-framed doors and top tier kitchen finishes. This is a luxuriously appointed home, with plenty of space to grow.

Located on a drive shared with one other property, this stunning home enjoys a tranquil setting just a short walk from the village amenities. A short drive leads to the broader offerings of Stowmarket - including the mainline railway station. Completed two years ago by a local builder, the property marries traditional brick and weatherboard in harmony with the neighbouring property.

The property opens into a large hallway from which most of the rooms are accessed. From here, stairs rise to the first floor. The ground floor has been fitted with underfloor heating, ensuring a comfortable temperature all year round.

Undoubtedly, the hub of the home is the impressive open plan kitchen/dining area, which seamlessly connect to the spacious sitting room through internal bi-fold doors. The spacious feel is further enhanced by the dramatic vaulted ceilings. With the internal doors retracted, this expansive through-space spans the length of the property, allowing light to permeate the room from both ends. Additional loft-style windows have been thoughtfully added above the kitchen area, ensuring this extraordinary space is consistently bathed in daylight. Should you wish to close off the sitting room, the doors can be shut to separate the spaces.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













The beautiful bespoke kitchen caters to your every culinary whim. Slate grey cabinets contrast exquisitely with the Egyptian gold quartz worktops and the stylish chevron splash back tiles. A large forest green island unit, complete with space for casual seating adds a striking pop of colour, while low-hanging pendant lighting imparts a sense of intimacy. There are plenty of accessories too; including two Neff ovens, a built-in wine fridge and an induction hob integrated into the island. The convenience of a Quooker hot water tap eliminates the need to wait for the kettle to boil. This kitchen is a haven for shared moments, whether you're cooking Sunday lunch while helping the children with their homework or entertaining guests, it's a space designed for spending time together.

The large distinctive windows located in the dining area find their counterpart in the generously proportioned sitting room. In this room, they have been reimagined as bi-fold doors which open onto a large garden patio. This room has stunning views of the garden and surrounding countryside, making it a great place to observe the passing wildlife.

Adjoining the kitchen is a generous utility room, designed with cabinets that match the kitchen. This room features wall space for a built-in microwave and plumbing for a washing machine and tumble drier. There is also access to the garden from this room.

Four of the five bedrooms are located on the ground floor, creating a flexible arrangement that can be easily modified. An excellent opportunity for multigenerational living has been created by this configuration.

The bedroom used by the current owners as the principal bedroom is located to the rear of the property and features fitted wardrobes and a stunning ensuite. A further, similarly sized bedroom to the front also boasts a stylish ensuite.

The spacious family bathroom features a rounded double-ended bath with free standing mixer bath tap. A separate vanity unit with marble top and curved countertop basin provides bathroom storage and built-in electric toothbrush chargers have been fitted in the main bathroom and principal ensuite.

Ascending to the first floor you will discover a sizeable room currently designated as a home study. The versatility of this room offers a myriad of possibilities – transform it into a fifth bedroom, a hobby room, a dedicated TV space or a cosy snug. The potential for creative use makes this room a flexible addition to the home.

The garden has been designed for easy maintenance and is predominantly laid to lawn with an array of evergreen and perennial planting thoughtfully cultivated by the current owners. There is a generous patio which extends around the rear of the property. An open vista unfolds at the end of the garden, offering sweeping views across the expansive farmland. A useful tool shed is located to the side of the property.

The large driveway in front of the house has plenty of space for parking. Large barn-style doors open to a double garage, part of which is currently utilised as a home gym. An electric vehicle charger has been fitted outside.





STEP OUTSIDE

Cotton is a flourishing village with a vibrant community and a village hall that hosts a variety of events. Within walking distance are two excellent pubs, two playgrounds, a café, a GP surgery and a shop. There is a network of footpaths for those who are eager to explore the area.

The market town of Stowmarket (4.5 miles) provides access to amenities including supermarkets, shops, restaurants, a sports centre and a cinema as well as direct rail services into London (80 minutes) and Norwich (30 minutes).

Agents Notes

Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band F

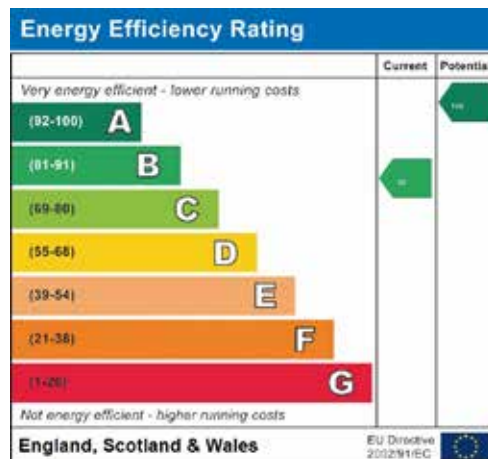
Services: Mains Electricity, Water & Drainage. Air Source Heat Pump Heating – Underfloor heating to Ground Floor, Plug in Radiators to First Floor.
Broadband: Current Provider - Plusnet

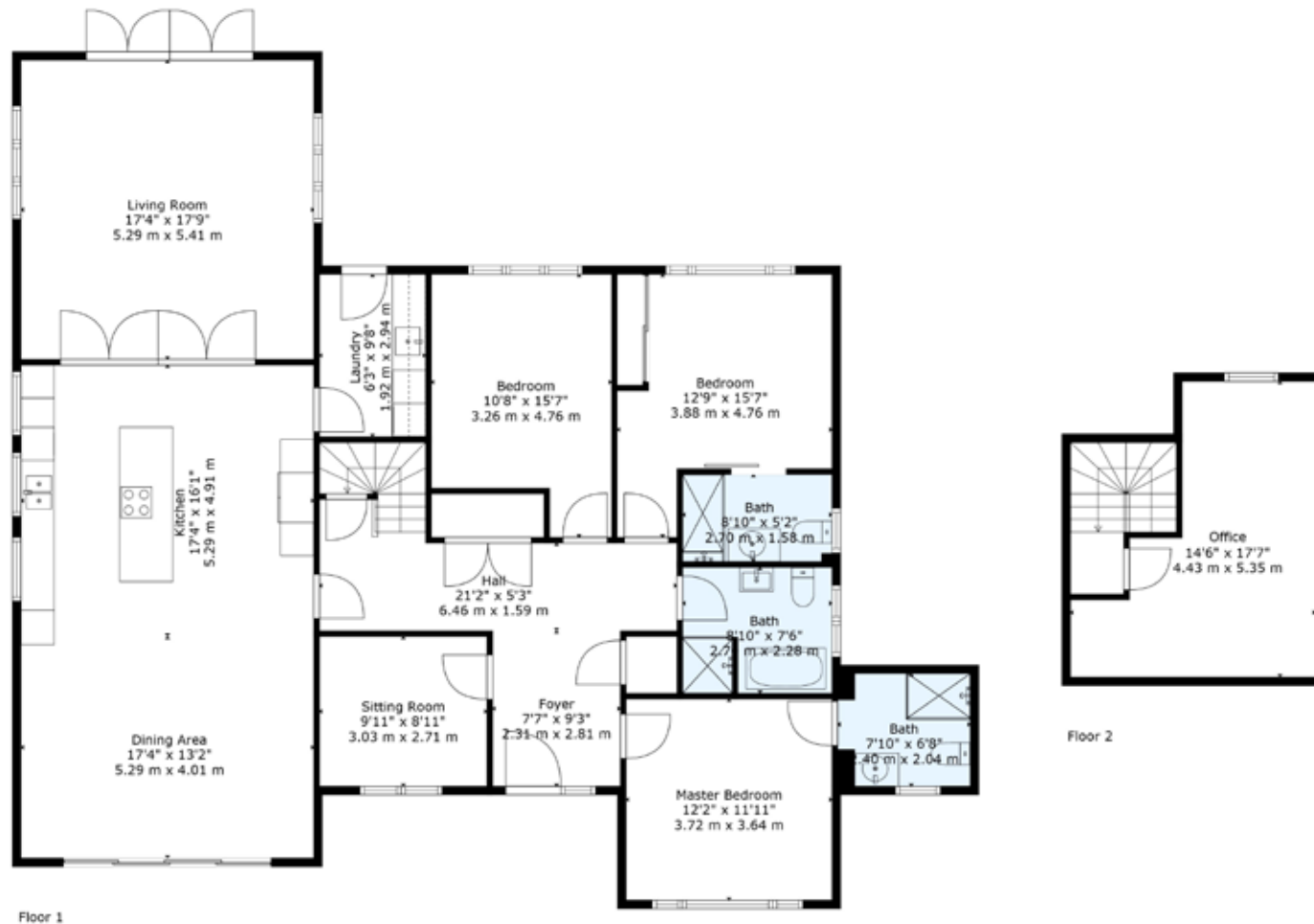
Access: Right of Way over first part of Driveway.

Directions: As you enter Cotton from the Finningham side the property will be found set back from the road on the left-hand side. The signpost - "Broadside" will be on the left - take a left hand turn into the drive and the property will be found at the end of the drive on the right-hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///armrest.quail.dominate](http://armrest.quail.dominate)

Postcode - IP14 4ND





Floor 1

Floor 2

TOTAL: 2056 sq. ft, 191 m2
FLOOR 1: 1892 sq. ft, 176 m2, FLOOR 2: 164 sq. ft, 15 m2
EXCLUDED AREAS: LOW CEILING: 67 sq. ft, 6 m2

Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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