



| The Green | Great Finborough | Suffolk | IP14 3AB

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I The Green, Great Finborough, Suffolk, IP14 3AB

“A delightful Grade II Listed, two bedroom cottage located within the heart of this sought after Suffolk village, offering a wealth of period features, attractive gardens, brick outhouse & useful timber outbuilding.”

Description

An opportunity to acquire a charming and characterful Grade II Listed two bedroom cottage located in a delightful position, set well back from the road within the heart of the ever-popular Suffolk village of Great Finborough. Of particular note, are a wealth of period features, namely exposed timbers and feature inglenook fireplace.

The property will appeal to a wide range of prospective purchasers, particularly the first-time buyer market or even as an investment/second property.

About the Area

Great Finborough is an attractive village in rural mid Suffolk approximately three miles from Stowmarket and therefore within easy reach of the main line railway service to London Liverpool Street and the A14 giving access to the larger neighbouring towns of Ipswich and Bury St Edmunds. Facilities within the village include church, village hall, public house and primary school as well as the independent Finborough School. Stowmarket Golf Club is also within convenient distance. There are some delightful walks and footpaths in the surrounding area.

The accommodation in more detail comprises:

Front door to:

Living Room Approx 13'6 x 12' (4.11m x 3.66m)

Welcoming, light and airy space with window to front aspect with secondary glazing, exposed timbers and feature inglenook fireplace on a brick hearth with oak bressumer over and incorporating a feature wood burning stove, parquet flooring, door to storage cupboard, door to staircase rising to the first floor and doors to:

Dining Room Approx 10'8 x 8'7 (3.25m x 2.62m)

Attractive window to front aspect with secondary glazing, parquet flooring, exposed timbers and door to cupboard housing the oil-fired boiler and hot water cylinder.

Kitchen Approx 13' x 7' (3.96m x 2.13m)

Fitted with a matching range of wall and base units with composite worktops over and inset with butler sink, drainer integrated into worktop and chrome mixer tap. Integrated appliances include oven, four ring induction hob with extractor over, microwave, dishwasher, fridge/freezer and wine fridge. Two windows to rear aspect, stable door to rear and opening to:

Rear Hall

Incorporating cloak hanging space, tiled flooring, window to rear aspect and door to:

Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, roll-top bath with ball and claw feet, tiled shower cubicle, tiled walls, extensive tiled flooring and window to rear aspect.

First Floor Landing Bedroom Approx 13'8 x 9' (4.17m x 2.74m)

Access to loft and currently used a study area but equally suitable for additional bedroom space and able to accommodate a double bed. Exposed timbers, window to side aspect and door to:





FLOOR 1



FLOOR 2

Master Bedroom Approx 14' x 13' (4.27m x 3.98m)

Double room with window to front aspect, exposed timbers, built-in wardrobes and door to storage cupboard.

Outside

The property occupies a delightful position within the heart of the village and is set well back from the road, accessed through a pedestrian gate with subsequent pathway leading up to the front door. This in turn leads to a generous terrace fronting the property and bordered by attractive lawns interspersed with flower and shrub borders. A side gate leads to an ancillary area incorporating a timber storage shed as well as an adjacent area ideal for bin storage and this area also houses the oil tank.

The rear gardens are predominantly lawned with some paved areas as well as a decked sun terrace. Boundaries are clearly defined predominately by panel fencing. Also incorporated within the plot is a substantial timber outbuilding ideal for a variety of uses but currently used as an entertainment space as well as benefiting from power and light, double doors and window to side. In addition to this, is a further brick outbuilding divided into a store in part with a utility area in the other and again offered with power and light.



Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Oil-fired heating.

Agents Note

- We understand that the property is Grade II Listed from our client.
- We understand the neighbouring property enjoys a right of way over I The Green for ancillary use. Further details can be found by contacting the agent.
- We understand the property is located within a conservation area.





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