



Hollis House
Finningham, Suffolk

**DAVID
BURR**



Hollis House, Wickham Road, Finningham, Suffolk, IP14 4HT

Finningham is an attractive semi-rural village with a public house, church of St Bartholomew's and recreational ground whilst being within easy reach of Bacton (1.5 miles) having a village store/post office, garage, primary school, doctor's surgery and pub/restaurant. Finningham is conveniently located twixt three well served market towns, Stowmarket (8 miles), Diss (10 miles) and Bury St Edmunds (18 miles), two of which have mainline rail links to London Liverpool Street.

Welcome to Hollis House: Your Family Retreat in Finningham

Nestled within the charming semi-rural village of Finningham, Hollis House beckons with its delightful chalet-style design and spacious accommodations, offering the perfect blend of countryside tranquility and modern comfort. This detached family home presents a versatile layout with the potential for an internal annexe, ideal for multi-generational living or home office space.

A modern detached chalet style family house having generous accommodation with a versatile layout.

Comfortable Living Spaces

Step inside and be greeted by a bright and airy hallway, leading you to the heart of the home. To the right, discover two well-appointed bedrooms, with the smaller room currently utilised as a home office, complete with built-in wardrobes. A convenient shower room serves these bedrooms, offering flexibility for various living arrangements.

Continuing through the hallway, you'll find the inviting sitting room, featuring wood flooring and a newly fitted wood-burner—perfect for cosy evenings with loved ones. The sitting room flows seamlessly into the dining room, adorned with the same stylish flooring, and further extends into the garden room—an idyllic retreat overlooking the lush greenery of the rear garden.

Country-Style Kitchen and Outdoor Oasis

Adjacent to the dining room lies the country-style kitchen/breakfast room, offering ample cupboard storage, wooden worktops, and integrated

appliances. Beyond the kitchen, a utility room provides additional storage and laundry facilities, with access to the rear garden for added convenience. Ascending the stairs to the first floor, you'll discover two generous double bedrooms, each boasting built-in wardrobes for added storage convenience. A family bathroom with a shaped bath and shower over completes the upper level, offering a serene space to unwind after a long day.

Tranquil Outdoor Living

Step outside into the enclosed and private rear garden - a haven of tranquility featuring lush lawns, paved patios, and mature trees. A large central tree provides natural screening, while timber fencing ensures privacy and seclusion. Accessible from the garden, the detached double garage offers additional storage space, with gated access to the driveway completing the outdoor amenities.

Discover Finningham

Beyond the borders of Hollis House, the village of Finningham offers a picturesque backdrop for countryside living, with local amenities, walking

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trails, and community events just moments away. The nearby towns of Stowmarket and Bury St Edmunds provide further conveniences and attractions, ensuring a well-rounded lifestyle for residents of Hollis House.

LOCAL AUTHORITY: Mid Suffolk District Council. Band E

EPC RATING: E

BROADBAND: Up to 1000 Mbps (source Ofcom)

MOBILE COVERAGE: EE, Three, O2 & Vodafone likely (source Ofcom)

SERVICES: Mains water, drainage and electricity are connected. Oil radiator heating. **NOTE:** None of these services have been tested by the agent.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

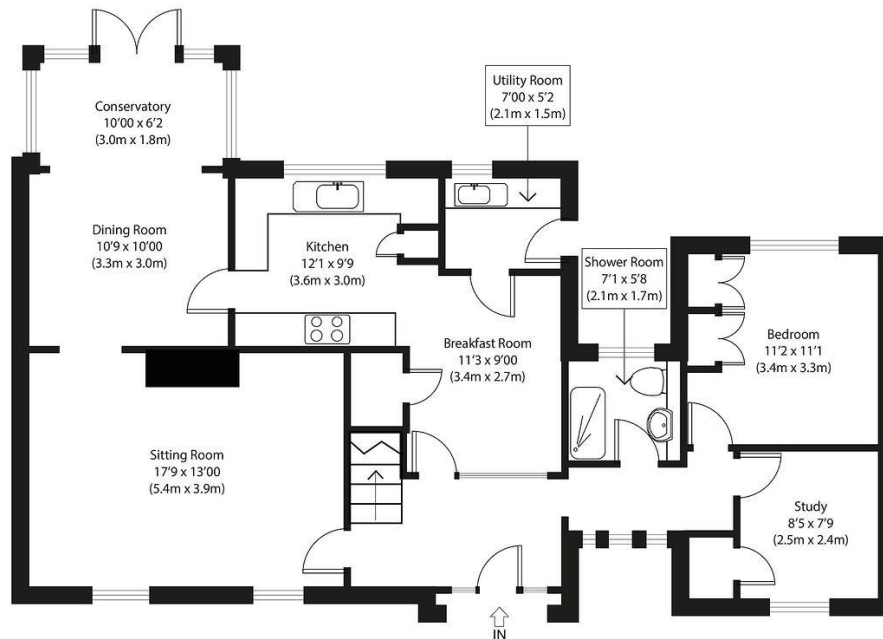
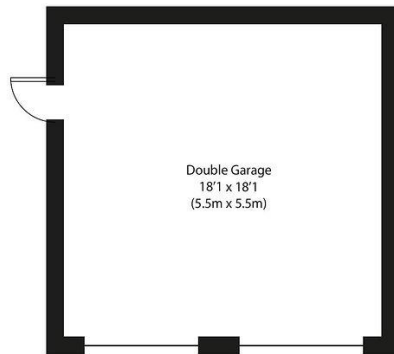
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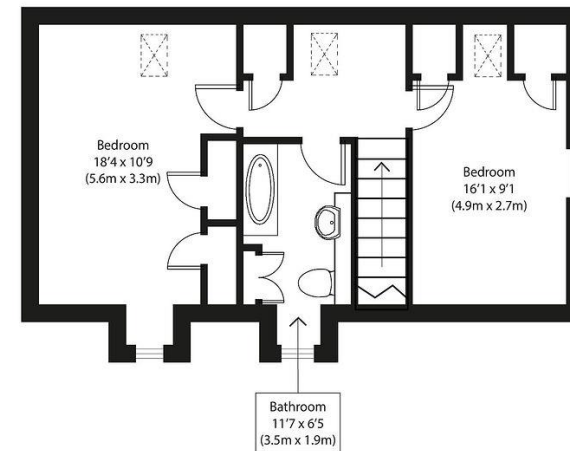
Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

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Ground Floor



First Floor

Approximate Gross Internal Area
Main House 1570 sq ft (146 sq m)
Garage 330 sq ft (31 sq m)
Total 1900 sq ft (177 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



