



Davenport Lodge | Fiske Pightle | Willisham | IP8 4SN

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Davenport Lodge, Fiske Pightle, Willisham, Suffolk, IP8 4SN

“A well-presented and spacious four bedroom, detached bungalow with proportionate, private grounds, ample off-road parking, garage & far-reaching countryside views to the rear.”

Description

Offered in excellent condition is this spacious four bedroom detached bungalow, located in a rural yet accessible location and boasting far-reaching countryside views to the rear.

Other notable benefits include an en-suite to the master bedroom, stylish kitchen with separate utility room, proportionate, private grounds and extensive off-road parking and garage.

About the Area

The small village of Willisham is approximately eight miles to the west of Ipswich and three miles from Needham Market, with its rail links to Ipswich and London's Liverpool Street Station beyond. There is also easy access to Stowmarket (which also offers a direct rail link to London) and comprehensive shopping facilities. Nearby Needham Market offers everyday amenities and individual shops, including butcher, baker, tea shop/cafes, public houses, take-away restaurants, a post office and two Co-op supermarkets. There is also a library, doctor's surgery, community centre and dentists.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

L-shaped with access to loft, door to airing cupboard with shelving and doors to.

Sitting Room Approx 18' 2" x 12' 2" (5.54m x 3.71m)

Light and airy room showcasing feature inset with fireplace and stone surround and window to front aspect.

Dining Room Approx 11' 9" x 8' 9" (3.58m x 2.67m)

With wood flooring, door to garden room and archway to:

Kitchen Approx 12' 6" x 8' 9" (3.81m x 2.67m)

Extensive matching wall and base units with worktops over and inset with one and half bowl sink unit with mixer tap. Integrated appliances include dishwasher, oven and grill, halogen hob with extractor over, wood effect flooring and window to rear aspect overlooking the rear garden.

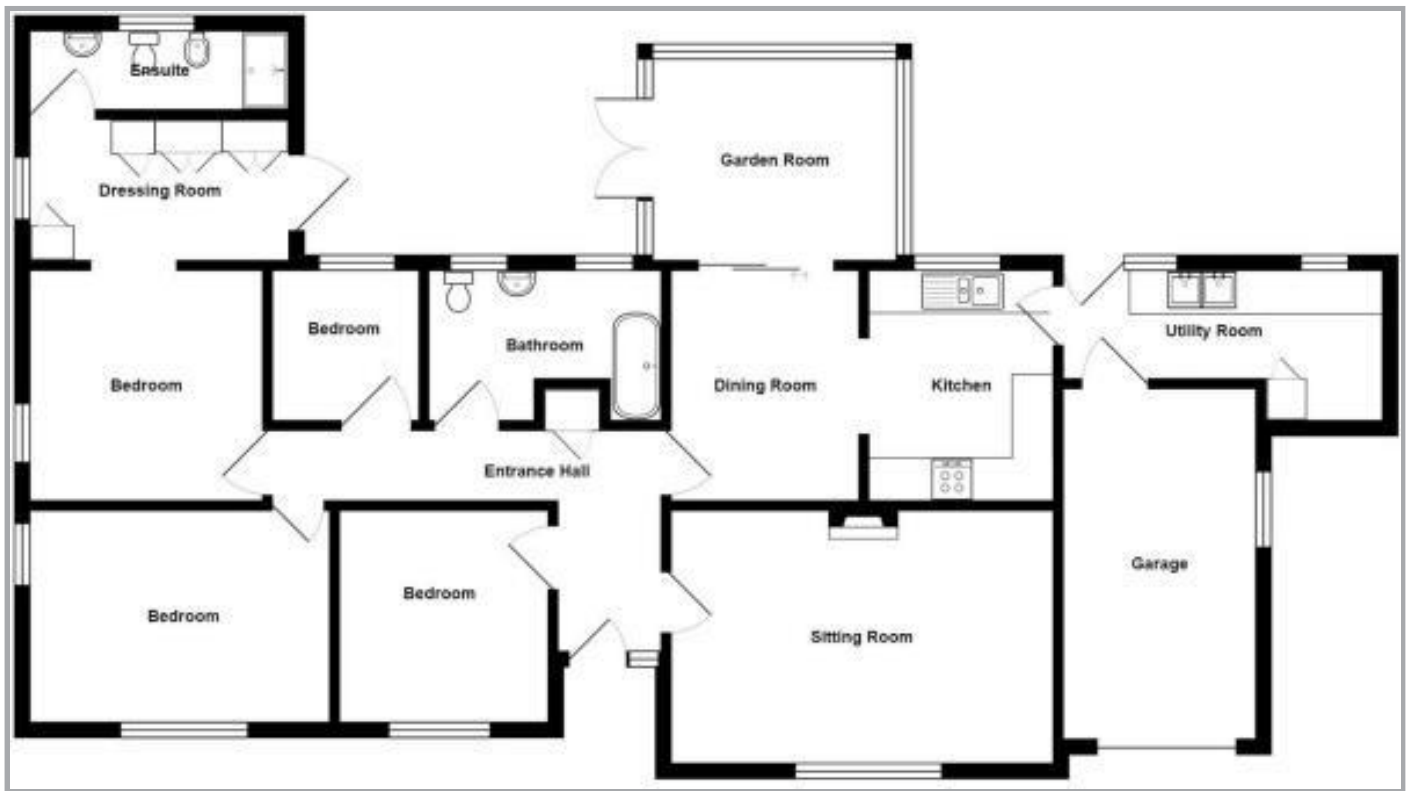
Utility Room Approx 15' 2" x 5' 3" (4.62m x 1.6m)

Fitted with wall and base units and inset with double ceramic sink and chrome mixer tap, space for washing machine and access to loft. Window to rear aspect and personnel doors to both the rear as well as the single garage. This room also houses the oil-fired boiler.

Garden Room

A more recent addition to the property and constructed on a brick plinth with triple aspect windows and French doors opening on to the terrace.





Family Bathroom Approx 10' 6" x 7' 7" (3.2m x 2.31m)

White suite comprising panelled bath with shower attachment, w.c, hand wash basin, heated towel rail, tiled walls, tiled flooring, spotlights and two windows to rear aspect.

Master Bedroom Approx 12' 2" x 11' 2" (3.71m x 3.4m)

Double room with window to side aspect and decorative arch leads to the dressing room (12' 6" x 7' 2" (3.81m x 2.18m), which in turn features built-in wardrobes and personnel door opening on to the terrace. Door to:

En-Suite

Well-appointed white suite comprising w.c, pedestal wash hand basin, bidet, built-in double shower enclosure with fixed glazed screen, tiled walls, tiled flooring and window to the rear aspect.

Bedroom Two Approx 14' 2" x 10' 5" (4.32m x 3.18m)

Double room with double aspect windows to the front and side.

Bedroom Three Approx 11' 0" x 9' 9" (3.35m x 2.97m)

Double room with window to front aspect.

Bedroom Approx 7' 6" x 7' 2" (2.29m x 2.18m)

Currently used as a study but equally as suitable as a bedroom, this room benefits from window to rear aspect offering delightful views of the rear gardens.

Outside

Davenport Lodge is set well back from the road behind mature Laurel hedges and can be accessed via two separate drives, one from the road and the other via a shared private track, which in turn leads to a private drive providing off-road parking for several vehicles and giving access to the single garage (16'5" x 8'6") with up and over door and power and light connected.

The grounds are private in nature and are predominately lawned

to both the front and rear with a terrace abutting the rear of the property. The plot is interspersed with a selection of well-maintained flower and shrub borders as well as specimen trees. The boundaries are fenced and hedged for the most part. Towards the end of the garden is a timber storage shed.

Of particular note are the delightful far-reaching countryside views that can be enjoyed from the rear gardens.

Local Authority

Mid Suffolk District Council

Council Tax Band – E

Services

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





Energy performance certificate (EPC)

Davenport Lodge
Fiske Pightle
Witcham
IP29 7JH
IP6 4SN

Energy rating
E

Valid until: 29 May 2034

Certificate number: 6024-6354-1002-0875-0502

Property type: Detached bungalow
Total floor area: 119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

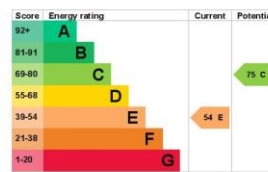
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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