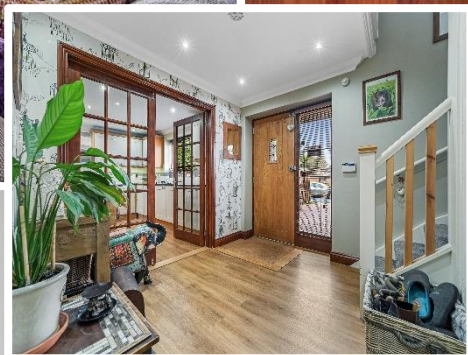




**Gerbera House**  
**Ringshall, Suffolk**

**DAVID  
BURR**



# Gerbera House, Lower Farm Road, Ringshall, Suffolk, IP14 2JE

Ringshall is a delightful Suffolk village with a primary school, St Catherines church and village hall host to a variety of activities including line dancing, table tennis, Pilates, dog training and craft club to name a few. The thriving market town of Stowmarket is approximately 5 miles which offers an excellent range of everyday amenities including a wide range of shopping facilities, schooling, cinema, sports and leisure centre together with a main line rail link to London's Liverpool Street together with convenient access to the A14 linking the Midlands, the East Coast Ports and London via the M11.

Designed and built by the current owners to an exceptionally high standard, Gerbera House is a modern and spacious family home set in the desirable Mid Suffolk village of Ringshall. The property boasts generous proportions throughout, with three reception rooms, a large kitchen/living room, and up to five bedrooms, two of which include en-suite facilities. The grounds extend to approximately 0.25 acre with a beautifully landscaped rear garden providing plenty of outdoor space for relaxation and family activities.

## **A modern detached family home offering spacious accommodation including 3 reception rooms and 5 bedrooms (2 en-suite) together with generous grounds of approximately 0.25 acres.**

The entrance hall is bright and welcoming, with stairs leading to the first floor, a handy storage cupboard beneath and a cloakroom with WC and wash basin. The standout feature of the ground floor is the stunning kitchen/living area, which measures an impressive 6 x 5 meters. This versatile space features a central island, a range of wall-mounted cupboards and base units with granite worktops, and plenty of storage. Ideal for family gatherings and entertaining, the kitchen also opens to a utility room with additional storage, plumbing for a washing machine and direct access to the rear garden.

The main sitting room is positioned at the rear of the property and benefits from two sets of glazed double doors that open onto the covered patio and garden, seamlessly blending indoor and outdoor living. In addition, there are two further reception rooms: a dining room with a front-facing window and a study overlooking the rear garden.

On the first floor, you'll find five spacious double bedrooms, one of which is currently used as a dressing area. The principal bedroom features a large fitted wardrobe and enjoys open views across the rear garden and surrounding countryside. Two of the bedrooms benefit from en-suite shower rooms, while the remaining bedrooms share a well-appointed family

bathroom. The first-floor landing is generously proportioned and includes a large storage cupboard and access to the loft space.

Externally, Gerbera House offers ample parking with a large block paved area at the front, providing off-road parking for multiple vehicles. There is also gated access to the side, leading to the rear garden. The rear garden is substantial and beautifully maintained, with a large patio area part of which is covered to create the perfect space for al fresco dining and entertaining. Additional features include timber storage buildings, a workshop, a greenhouse and a spacious lawn enclosed by mature hedging for privacy.

Gerbera House offers the perfect combination of modern, flexible living in a desirable village location, making it the ideal family home.

- **Custom-Built** – Designed by current owners to a high specification.
- **Spacious Kitchen/Living** – 6 x 5m room with central island and granite worktops.
- **Three Reception Rooms** – Includes sitting room, dining room and study.
- **Four/Five Bedrooms** – Flexible layout with two en-suite bedrooms.

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- **Large Rear Garden** – With lawn and covered patio area perfect for outdoor entertaining.
- **Principal Bedroom Suite** – En-suite, fitted wardrobe and countryside views.
- **Ample Parking** – Block paved driveway with space for multiple vehicles.
- **Outbuildings** – Includes workshop, shed, and greenhouse.
- **Modern Living** – Open-plan layout ideal for family life.
- **Village Location** – Set in the desirable village of Ringshall.

**SERVICES:** Main water, drainage, electricity are connected. Private sewerage treatment plant. **NOTE:** None of these services have been tested by the agent.

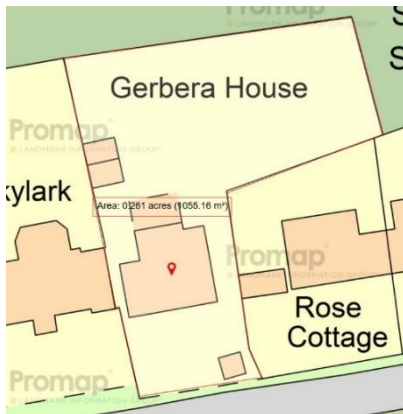
**LOCAL AUTHORITY:** Mid Suffolk District Council – Band F

**EPC RATING:** C

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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

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