



**Roe House,  
Great Finborough, Suffolk**

**DAVID  
BURR**



# Roe House, High Road, Great Finborough, IP14 3AQ.

Great Finborough is widely regarded as one of Mid Suffolk's most desirable villages, centred around its attractive village green and well-known Great Finborough School. The nearby market town of Stowmarket offers a comprehensive range of everyday amenities together with a mainline railway station providing regular services to London Liverpool Street, making the area attractive to both families and commuters

An exceptional development of only four properties situated on the edge of this highly desirable village backing onto countryside. Already complete, we are offering a detached bespoke family home with approximately 2,880 sq. ft of living accommodation over two floors with the added benefit of private parking and a double garage.

## **Combining thoughtful design, high-quality finishes and modern energy-efficient technology, Roe House represents an exceptional opportunity to acquire a beautifully constructed village home in one of Suffolk's most sought-after locations.**

### **Key Points:**

- Exclusive development of just four bespoke homes
- Built by the respected McNamara Developments Ltd
- Approximately 2,880 sq ft of beautifully presented accommodation
- Impressive open-plan kitchen/dining room with bespoke fitted kitchen and central island
- Elegant sitting room plus separate study/home office
- Four generous double bedrooms
- Two en-suite shower rooms plus stylish family bathroom
- Double garage and block paved driveway with ample parking
- Air source heat pump and solar panels for energy efficiency
- Attractive gardens with countryside outlook in the sought-after village of Great Finborough

Discreetly positioned within the heart of the highly regarded Suffolk village of Great Finborough, Roe House forms part of Meadow View, an exclusive development of just four bespoke homes by the respected McNamara Developments Ltd, a developer widely recognised for their craftsmanship, attention to detail and thoughtful design.

Constructed using traditional materials and finished to an exceptional standard throughout, Roe House offers beautifully proportioned accommodation extending to approximately 2,880 sq ft, combining classic Suffolk architecture with the convenience and efficiency expected of a modern home.

The property is entered via an oak front door into a welcoming reception hall which sets the tone for the generous proportions found throughout the house. The sitting room is an elegant and light-filled space ideal for both everyday living and entertaining.

Undoubtedly the heart of the home is the impressive open-plan kitchen and dining room, a superbly designed space extending to over nine metres in length and perfectly suited to modern family life. The bespoke fitted kitchen has been thoughtfully designed and finished to a high specification, featuring an extensive range of quality cabinetry, elegant work surfaces and a substantial central island providing additional preparation space and informal seating. A range of integrated appliances together with ample storage ensures the space is as practical as it is stylish, whilst generous dining and seating areas create a highly sociable environment ideal for entertaining or everyday family living.

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A utility room adjoins the kitchen and provides further storage and space for appliances, whilst a cloakroom and study offer additional flexibility for those requiring a home office or quiet workspace.

On the first floor the accommodation is arranged around a central landing and comprises four well-proportioned double bedrooms. The principal bedroom suite is particularly impressive, benefiting from a stylish en-suite shower room and excellent storage. A further bedroom also enjoys its own en-suite facilities, whilst the remaining bedrooms are served by a beautifully appointed family bathroom. All bath and shower rooms have been finished to an excellent standard with contemporary sanitaryware, elegant tiling and high-quality fittings, creating refined and relaxing spaces throughout the home.

Outside, Roe House is approached via a block paved driveway providing ample parking and access to the double garage. The gardens are laid principally to lawn and enjoy pleasant views towards the surrounding countryside, providing an attractive and private outdoor space.

In addition to its high-quality finish, the property has been designed with energy efficiency and sustainability in mind. The house benefits from an air source heat pump heating system together with solar photovoltaic panels, helping to reduce running costs while providing efficient, environmentally responsible heating.

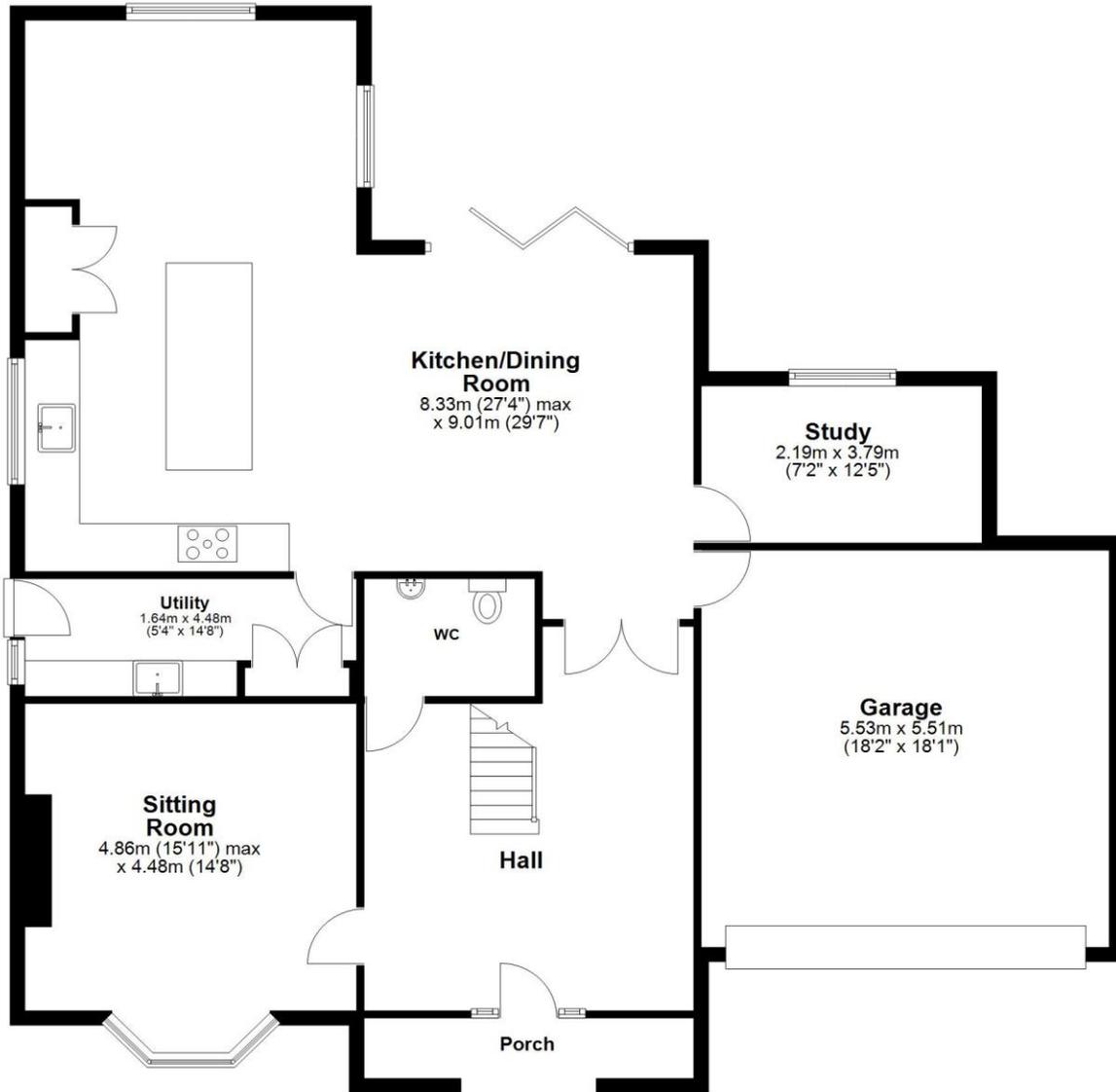
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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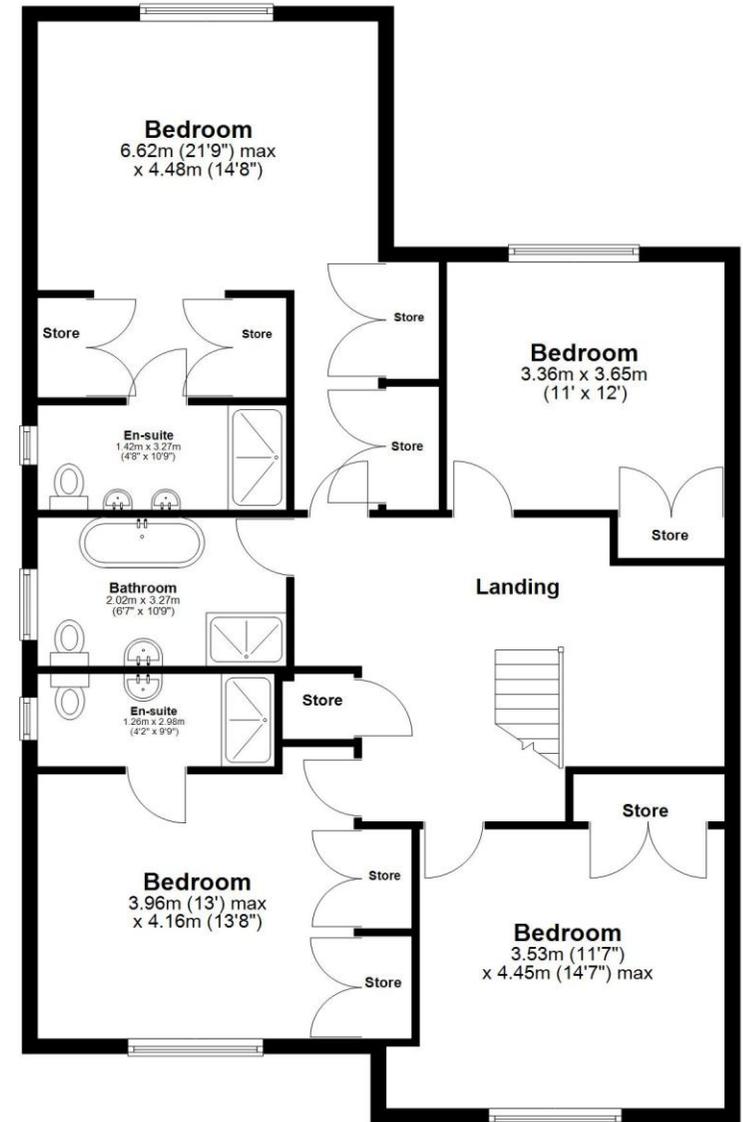
### Ground Floor

Approx. 153.8 sq. metres (1655.8 sq. feet)



### First Floor

Approx. 113.9 sq. metres (1226.4 sq. feet)



Total area: approx. 267.8 sq. metres (2882.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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